



PRESQUE ISLE TOWNSHIP
Planning Commission
Meeting Minutes
January 3, 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: L. Larkin motioned to approve the agenda with the movement of Election of Officers after Reports. T. Ludwig seconded the motion to approve the agenda with the change. Roll call vote. All ayes; motion approved.

Approval of Minutes (December 5, 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 R. Inger on ZOOM

Correspondence: N/A

Reports

Position

Zoning Administrator: (Steve Lang) T. Campbell pole barn plan has been changed. They are going to split their lot and build a 1,400 square foot house with a garage under it. A resident built a cabin with no permit. He is now tearing it down. A resident has a pole barn without a dwelling. He is to sell the property by June 1, 2023, if no sale, then court date. The purchase agreement has to read a dwelling must be built on that lot within one year. The lot is listed at \$50,000. S. Lang would like a "Ticket Committee" before the BOT, why they are violating the zoning ordinance. If guilty, the BOT would set the fine and this could be more financially beneficial for the Township. The Michigan Zoning Act permits Townships to do just that. R. Kurkechian offered his time to make calls to other townships that do this "Ticket Committee".



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TWP Board Liaison: (C. Paavola) (Please see attached) T. Guyer was praised on the Annual Report.

T. Guyer mentioned a resident would like to see the Township Budget on the website. S. Lang and C. Paavola are currently working on the 2023 budget. They are looking at different insurance companies for new quote on all the Presque Isle Township properties. R. Kurkechian indicated that Bordeau Insurance saved a lot of money at the Harbor Association for their insurance requirements.

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

Election of Officers

Chair: T. Guyer

Vice Chair: L. Larkin

Secretary: T. Ludwig

S. Lang motioned to keep the present officers. C. Paavola seconded the motion. Roll call vote. All ayes; motion carried.

T. Guyer appointed R. Kurkechian as the Zoning Board of Appeals Liaison Officer to the Planning Commission.

Unfinished Business:

- **Woods of Presque Isle” Condos:** R. Kurkechian recused himself from the Planning Commission and left the panel and joined the audience. Rick Inger updated the commission on the progress of the proposed condos. Hopefully, if sales improve in the Spring of 2023, they will move forward with the development. They will, perhaps, build a model in 2023 for sales in 2024, but due to interest rates and the economy this is not in stone.

T. Guyer said there is still resistance in the community due to the construction process and if it will go smoothly. Can you give S. Lang the number of a responsible person that S. Lang can call and get answers to his questions. R. Inger said his company does this all the time. Their construction workers, supervisors all sign contracts and their expectations are very high. They take it very seriously to communicate well with the community. When construction starts, the company will follow the letter of the law. A manager will be on the grounds to answer any questions. The building start has been delayed on approvals, then the buildings will go up as quickly as possible and follow all the



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rules. T. Guyer asked about traffic concerns. What can R. Inger say to the community about trucks backing up and blocking traffic. R. Inger said traffic and scheduling will be addressed. Cement trucks and electrical trucks will not be scheduled at the same time. He said there should not be any major traffic congestion, once construction starts. S. Lang commented the fee from the Township attorney has not been received. Once it is received, S. Lang will send the invoice to R. Inger. R. Inger promised to update the community on a monthly basis. T. Guyer said an update in the spring will be sufficient. Once construction begins, then that will change.

Fireworks: T. Guyer said residents have fireworks displays on days not allowed on the ordinance. C. Paavola indicated it may be a waste of time to try and enforce fireworks. If someone shoots fireworks off and bothers the neighbors and they call S. Lang, only then can he give the fireworks shooter a ticket for noise. After a brief discussion about shooting off fireworks for example, a special wedding anniversary party, they could notify S. Lang. R. Kurkechian is to draft a paragraph that would possibly be added to the current ordinance as what to do if a resident, special festival group, or organization want to shoot off fireworks on an evening other than what is noted in the current ordinance. The paragraph draft will be discussed at the next Planning Commission meeting on February 6, 2023.

New Business:

Adjournment: With nothing more to discuss, the meeting was adjourned at 7:55 p.m.

Meeting Reminder: The Planning Commission will meet again on February 6, 2023 at 7:00 pm.

Report to the Planning Commission
From the Township Board of Trustee's
December 12, 2022

Bill Forbush will talk with the Board at the January meeting about the possibility of using MABAS predetermined reliable mutual aid.

Jennifer Matuszak was honored Citizen of the Year, well deserved.

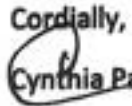
The Board was very pleased with Tom's Annual report.

The Bot approved the purchase of the copier for the FD.

The dates of the meeting for 2023 were approved.

Rick Kurkechian will be the Liaison to the ZBA.

Cordially,

 Cynthia Paavola Liaison

**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.

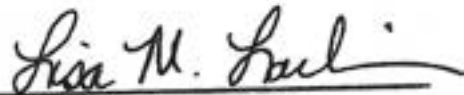
The Presque Isle Township Planning Commission submits the foregoing annual report to the Township Board of Trustees for its consideration.

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

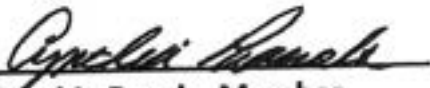
Dated December 7, 2022



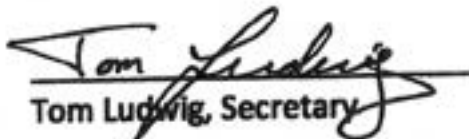
Tom Guyer, Chair



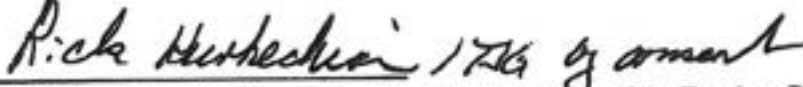
Lisa Larkin, Vice Chair



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



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March 6, 2023 – Public Hearing
@ 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, C. Paavola, S. Lang

Absent: T. Ludwig, L. Larkin

Approval of Agenda R. Kurkechian motioned to approve the agenda with "Reports" moved after "Correspondence". C. Paavola seconded the motion to approve the agenda with the change. Roll call vote. All ayes; motion approved.

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: D. Matuszak, J. Matuszak, A. Gabara

Via Zoom: Rich Inger, Mary O'Neill, Matt Ulrich

Comments from the Audience: N/A

Correspondence:

Reports

Zoning Administrator: (Steve Lang) S. Lang reported he met with Mark Straley from R.S. Scott Associates, architect, and Jesse Chappo a builder. They have been working on a house on Bay Shore Drive in the Association for the last three years. In regard to the new height measurement ordinance, this house has a walkout basement and is not in violation of the new height ordinance of 30'.

S. Lang also addressed a Highland Pines garage, house and a nonconforming structure with the owner. S. Lang denied the owner's request to build a third building.

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

ZBA Liaison: (R. Kurkechian) The ZBA elected new officers: D. Matuszak is the new chair of the ZBA, Charles Smith, Vice Chair and David Larkin was appointed as a member. Bylaws were rewritten to include a focus if a practical difficulty exists on the property in question and required annual training. The ZBA meetings will begin at 6:00 p.m. and members are required to hold a minimum of two meetings per year, per the bylaws.



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@ 7:00 pm

The Woods of Presque Isle Condo Update: Rich Inger

R. Kurkechian recused himself from the panel and sat in the audience. Rich Inger updated the Planning Commission on the development of the condos. Economic conditions continue to change and different markets are developing. The condo project owners have decided to include a second building that is smaller in square footage. Currently, the condos in the site plan are roughly 1,505 sq. ft per unit. The new unit will be roughly 1,310 sq. ft which will have two bedrooms, and 2 1/2 baths when they bring it to market in the spring. This unit will be more competitive in pricing. Elevations will not change that much but the smaller condo will have a new floor plan. R. Inger should have the finished architect drawings in a few weeks and will share with the commission.

R. Inger indicated the future buildings will be smaller and house the smaller units. S. Lang indicated this is a change in the site plan. An amendment to the original site plan, most likely, won't require another public hearing.

T. Guyer asked if a model will be built in the spring. R. Inger said they are hoping to build a model as soon as possible and believe the model will be a good marking tool.

New Business:

Public Hearing – Up North Storage Site Plan to build 6 additional contractor buildings.

T. Guyer Opened the Public Hearing at 7:30 p.m. and presenting the following public hearing process:

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.
 1. S. Lang reported the application consists of six 30 x 40 1,200 sq. foot contractor storage unit buildings. The buildings will match the existing structures in color and design. They will be built in phases, beginning with three 30' x 40' units. Due to the volatility in the construction sector, all buildings are expected to be complete by mid-2024. All setbacks are met, the buildings will be just shy of 20' tall. A landscape plan is necessary before approval of this site plan.



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2. A. Gabara distributed a landscape plan to the commission and discussed the types of trees to be planted and a discussion was had about a future berm. Please see attached landscape plan.

C. Paavola asked about the berm and a 2' berm doesn't seem big enough. She was also concerned about the drainage, as that area is always wet. M. Ulrich indicated even though the gravel looks wet, it is stable enough for large trucks to traverse the area without leaving ruts. She was also concerned about the dirt and debris from the storage areas to be tracked on to Grand Lake Road. R. Kurkechian suggested blacktopping the driveway entrance to the storage units as a condition for approval of this site plan. R. Kurkechian also asked if there is an assurance for the trees that are planted. For example, if they die in a few years or are destroyed by deer, that M. Ulrich will replant established trees to maintain the natural beauty of the area. T. Guyer requested a written guarantee that the berm and trees will be maintained. M. Ulrich understands the importance of the berm and treed area to block his buildings and is committed to keep the area looking good.

T. Guyer asked A. Gabara about the berm, the setback of the buildings and what is the total width and length of the property, the height of the existing buildings and the height of the new buildings. T. Guyer also asked about the location of the doors. The new buildings are 20' in height compared to 12' on the original units. Three storage units will be constructed in phase I, the additional three units to follow. All his questions and concerns were addressed.

T. Guyer inquired about A. Gabara's comment about the needs of the community and identified the need in the Township Master Plan. A. Gabara described the recent damage from the hailstorm and all the contractors in the area didn't have anywhere to store building materials. There is a definite need for storage buildings.

M. Ulrich addressed T. Guyer's question about requests from contractors for storage units. There are new companies and an uptick in housing. Contractors are requesting storage units to pull in their dump trucks, landscaping equipment, plus residents, with expensive boats, are looking for a place to store them. There is a need for more storage. R. Kurkechian asked about extra shingles and other leftover building supplies outside the buildings. M. Ulrich replied there will be no garbage or unused building material outside of the storage units. Proper dumpsters will be provided for garbage, if necessary. M. Ulrich will not have any manufacturing in the units. Landscaping requirements and the maintenance thereof will be the responsibility of M. Ulrich. A. Gabara found a current ordinance Section 9.5 Performance Guarantee. This ordinance can be applied to the site plan application. Up North Storage can enter into this guarantee as a bond committing to continued berm and tree maintenance.



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3. Correspondence: Received a lengthy email from a family to the East of this site plan application. Their concerns are if the natural beauty of the area will be compromised. T. Guyer read their concerns aloud and referenced the Township Master Plan statement, "growth and development must be balanced against the need to protect the natural beauty and ecosystems in the Township. Presque Isle is a little piece of paradise – one that must be preserved for future generations." She questioned if the storage buildings offer commercial value to the community.

4. Open Public Hearing for Comments from the audience: Jeni Matuszak, 17283 Grand Lake Blvd, P.I. 49777. J. Matuszak presented her belief that business owners need to keep the integrity of the area by placing their buildings away from the road and provide a natural buffer of trees and pleasing landscaping. She referenced the Viking cruise ship visitors to our area are expecting to see a remote resort community. She also distributed pictures of current storage buildings with and without the proper buffers and landscaping to make their buildings more attractive. Please see attached statement of Ms. Matuszak.

Drew Matuszak, 17283 Grand Lake Blvd. P.I. Michigan, 49777 commented he understands the need for the storage buildings, but storage buildings are not esthetically pleasing. He feels the current berm and treed plan is too close to the road. Better coverage of the buildings would be to move the berm and trees further back to the buildings. Up North Storage's landscaping plan is critical to maintain the natural beauty of this community.

Conclude the public comments.

5. Opportunity for applicant to make a rebuttal.

Both M. Ulrich and A. Gabara live in the area, are invested in the natural beauty of the area and are focused to make the storage units completed properly. Both are committed and the new landscape plan will be better.

T. Guyer closed the Public Hearing for commission deliberations at 8:30 p.m. on this site plan application to build six additional buildings.

Each commission member gave their initial comments.

C. Paavola commented the original landscaping was never accomplished as promised. She would rather see a building rather than equipment in someone's backyard; however, the improved landscaping is required. The caveat is to really put the effort toward making the landscaping attractive.

R. Kurkechian - He would like to see a very robust landscaping plan. What about landscaping where the sign is? Are there any plans to make the sign area more visually appealing? A. Gabara replied the property is zoned commercial and they have learned every step of the way with the Up North Storage construction buildings that the



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appearance is very important. He also would like to see a landscaping plan with, not only evergreens, but deciduous trees as well.

T. Guyer commented it is imperative we consider the comments from the community and the letter from Ms. Gaasch, as she took the time to read the Master Plan. He also thanked J. Matuszak for her presentation and that she took the time to read the Master Plan survey results about commercial buildings. A. Gabara identified community needs for these storage buildings. The owners don't want the landscaping to be ruined again but Section 9.5 Performance Guarantee is very important.

T. Guyer questioned if this site plan application follows the Master Plan? Yes, we need some commerce in the community while preserving the natural beauty of the community. Our zoning ordinance states the building is to meet the setback regulations. At this point, Up North Storage application meets the requirements. The landscaping is an extra requirement.

The Planning Commission then made Findings of Fact regarding the site plan approval criteria. Please see the attached Presque Isle Township Planning Commission Findings of Fact Pursuant to Article 5.5 of the Township Zoning Ordinance Regarding the Application of Up North Storage to Build six Additional Contactor Buildings.

It was also discussed that a motion needs to be made with these conditions included. R. Kurkechian motioned to approve the site plan as discussed at this public hearing today contingent on an agreement on a performance guarantee to maintain landscaping and additionally a contingency to pave a segment of the driveway coming out of the property onto E. Grand Lake Road. T. Guyer indicated he can support Rick's motion with those conditions. Discussion ensued.

T. Guyer added to the motion that the owner demonstrate his standard lease to be used for these buildings to prohibit manufacturing concerns, require the leasee not to permit any blight conditions and that there would be no hazardous materials, as defined in D7 of the criteria, permitted to be stored there.

C. Paavola agreed with the conditions already proposed. Additionally, improve the landscaping on the existing buildings and perhaps a deciduous tree next to the sign. More discussion regarding landscaping near the sign was had. C. Paavola indicated a condition that a deciduous tree be planted south of the driveway.

T. Guyer summarized the motion to approve the Up North Site Plan with the addition of a blacktop driveway, with additional landscaping in addition to the proposed green wall which the applicant has proposed a deciduous tree planted south of the driveway and all of that supported by a performance bond that meets the requirements of Section 9.5 of our ordinance and further that the owner demonstrates the lease prohibits manufacturing and prohibits the storing of hazardous materials. R. Kurkechian agreed T. Guyer summarized all the conditions to be part of his motion. Roll call vote. All ayes; motion carried.



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M. Ulrich commented he thinks asphalt on the driveway is an issue. He understands it is a condition of the approval.

T. Guyer verified with S. Lang, Zoning Administrator, that once the conditions are met, S. Lang will approve the permit for construction of the buildings. S. Lang confirmed that is correct.

Unfinished Business:

1. Municipal Ordinance Violations Bureau – R. Kurkechian
2. Potential Amendment to the Fireworks Ordinance – R. Kurkechian

Please Note: The Municipal Ordinance Violations Bureau and Potential Amendment to the Fireworks Ordinance are postponed to the April 3, 2023 Planning Commission Meeting.

Adjournment: With nothing more to discuss, the meeting was adjourned at 9:00 pm

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

Respectfully submitted, Bev Huard, Admin Asst.

Report to the Planning Commission
From the Township Board of Trustee's
January 9, 2022

>Bill Forbush talked about the possibility of using MABAS predetermined reliable mutual aid. The Board of Trustees approved a motion to go ahead after our Lawyer has reviewed the contract.

>The Board of Trustees approved the contract for Laurie Spencer Assessors position.

>Steve and Cynthia have balanced our Budget; this is being done monthly.

>Chief Forbush told the Board about extra cost for a gas line to be installed for the generator. No decision has been approved at this time.

Sarah Melching is going to talk about Hazard Mitigation for the Township

Cordially,



Cynthia Paavola Liaison

ZBA MEETING
January 10, 2023

Notes from ZBA to the PI Planning Commission
Rick Kurkechian

- Elected new officers:
 - Drew Matuszak- Chairman
 - Charles Smith- Vice Chairman
 - Seeking 1 new member
- Reviewed ZBA Bylaws- Made following revisions
 - Inserted guidance surrounding "Practical Difficulties" from Mi Association of Planning into section 3.
 - Added need for ZBA members to complete one course annually for continuing education.
- Confirmed dates and times for 2023 schedule of ZBA
 - All meeting times to begin at 6pm
 - January 10th, April 4th, July 11th and October 3rd.
 - By-laws mandate at least 2 meetings per year. Chair continues to reserve right to cancel meetings if no business is scheduled.

Jeni Mladuszek
1783 Grand Lake Blvd.

Presque Isle Township Planning Commission Meeting

Tonight, I am here as your Township Historian and Tourism Coordinator.

First as your historian I would like to share with you some of the history of Presque Isle Township, specifically along Grand Lake Road. From Grand Lake Road you will find Besser Natural Area, Lafarge, the Anishinaabe trail, a marina and 6 Historical sites. We are a resort community that has over 10,000 visitors here from May through October. In our community area (35 mile speed limit) we have a fire station, library, chapel, playground, post office, store and several businesses. Most of our businesses that have large storage facilities you will not even notice since our business owners have kept the integrity of the area by having placed their buildings with a natural buffer of trees or with a nice facade (see photos).

As your Tourism Coordinator I would like to point out that most of our visitors travel on Grand Lake Road to visit our lighthouse parks. Our cruise ships are a prime example of coming from Alpena via tour bus and are expecting to see a remote resort community. I think that our recent Master Plan survey also points out how our community feels as well.....

***I fear that we have more people moving up here, who want to make PI more suburban. I don't want to see acres of trees torn down for condos or businesses.**

***Better planning on future development to maintain the core aspects and charm of the area. It might cost more to develop initially but long term tourism growth is better. Having worked in autograph hotel branding, the best resorts and destinations maintained the character of the area.**

***Controlling development and losing the township's unique character.**

***Too many pole barns and storage buildings.**

***Need to preserve the integrity of the area.**

***We need to continue to preserve the area and quality of our community.**

- *Non scenic businesses such as storage buildings visible from Grand Lake Road with no landscaping. Pole barns visible from roads with no berm.

What Facilities do you feel are missing?

Only 5.76% or 19 people responded to Storage Facilities (pole barns, accessory buildings).

*I prefer that businesses don't purchase land with all trees and end up cutting them all down. Repurpose empty lots, old buildings, ect.

*I think careful planned development of the "downtown" area could provide nice commercials tourist shopping area but the key would be to maintain the areas charm and character.

*I understand that there will be new development. I hope whatever is built has an up north rural feel to it. I also hope this place keeps its small-town charm, so I'm leaning towards limited new development.

Conclusion: As your tourism coordinator I would like the planning commission to consider placing all new storage buildings, barns and structures in the back part of your property with at least a 100' natural tree lined buffer to keep our wonderful resort community looking natural.

Thank you for your time and consideration to my request,

Jeni Matuszak- Presque Isle Township historian and tourism coordinator.

Our Mission Statement

To protect and enhance Presque Isle Township's cultural, ecological, and recreational amenities for residents and visitors, and to balance the protection and enjoyment of the natural beauty of our township while expanding opportunities for our community. We work together for the common good of the Township and to promote it as a destination of choice for tourists, an attractive locale for homes, and for environmentally friendly businesses.

Presque Isle Township Planning Commission Findings of Fact Pursuant to Article 5.5 of the Township Zoning Ordinance Regarding Application of Up North Storage to Build 6 Additional Contractor Buildings

A. General

1. Master Plan. The Goals and Objectives of the Master Plan require that future commercial expansion focus on meeting identified local needs. The applicant has met this requirement. The Master Plan emphasizes the need to balance growth and development against the need to protect the natural beauty and ecosystems in the Township. This requirement will be met by requiring the applicant to meet certain conditions precedent for approval.

2. Zoning Ordinance. The application meets all the requirements of the zoning ordinance.

3. Accuracy. The site plan is accurate and factual.

B. Internal and external effects.

1-3 requirements are met.

4 N/A.

C. Infrastructure.

1. Vehicular and Pedestrian Circulation Requirements a. through g. have been met.

2. Drainage. Given the retention pond at the rear of the site, all drainage requirements have been met.

3. Lighting. As all lights will face downward, all requirements have been met.

4. Utilities. Only electricity will be provided.

D. Natural Features and Environment.

1. The site was largely cleared before this application.

2. See 1 above.

3. This requirement has been met by the green wall berm plan submitted.

4. Requirement met.

5-8. N/A

E. Public Services. Requirement met.

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.

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

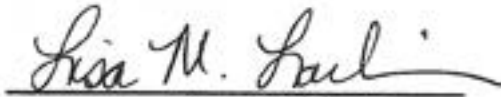
The Presque Isle Township Planning Commission submits the foregoing annual report to the Township Board of Trustees for its consideration.

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

Site Plan Review

PLEASE NOTE: **ALL QUESTIONS MUST BE ANSWERED COMPLETELY.** IF ADDITIONAL SPACE IS NEEDED, NUMBER AND ATTACH ADDITIONAL SHEETS. THE TOTAL NUMBER OF ATTACHED SHEETS IS : 3.

A PREVIOUS APPLICATION HAS/HAS NOT (CIRCLE ONE) BEEN MADE WITH RESPECT TO THESE PREMISES IN THE LAST _____ YEARS. (IF A PREVIOUS APPEAL, REZONING OR SPECIAL USE PERMIT APPLICATION HAS BEEN MADE, STATE THE DATE, NATURE OF ACTION REQUESTED AND THE DECISION: DATE) _____ ACTION REQUESTED _____, DECISION: APPROVED ___ DENIED ___.

I. PROPERTY INFORMATION:

A. LIST ALL DEED RESTRICTIONS, ATTACH ADDITIONAL SHEETS IF NECESSARY

None

B. NAMES AND ADDRESSES OF ALL OTHER PERSONS, FIRMS, OR CORPORATIONS HAVING A LEGAL OR EQUITABLE INTEREST IN THE LAND: _____

C. PRESENT USE OF PROPERTY : Self Storage Units

D. PROPOSED USE OF THE PROPERTY, PROVIDE A DETAILED STATEMENT AS TO HOW THE PROPERTY WILL BE USED. INCLUDE WHO WILL USE THE PROPERTY, FOR WHAT PURPOSE, HOURS OF OPERATION, INDOOR AND OUTDOOR ACTIVITIES, PARKING NEEDS.

Self Storage Units

E. ATTACH A SITE PLAN, DRAWN TO THE SCALE SPECIFIED AND ALL OTHER INFORMATION REQUIRED BY ARTICLE 17 SECTION 17.3 OF THE PRESQUE ISLE TOWNSHIP ZONING ORDINANCE. (Copy attached for your reference). **The site plan must be complete for your application to be considered.**

F. PROVIDE A WRITTEN DETAILED STATEMENT OF THE IMPROVEMENTS TO BE PLACED ON THE PROPERTY. INCLUDE SUCH DETAILS AS THE MATERIALS TO BE USED, THE NAME OF THE CONTRACTOR, SIGNAGE, PARKING, LANDSCAPING, UTILITIES, SEPTIC (SIZE & LOCATION) DRAINAGE, GRADING OF THE SITE, FIRE SUPPRESSION PLANS AND COLOR SCHEME.

F. ESTIMATED DATE CONSTRUCTION WILL BEGIN: 4/1/2023

G. ESTIMATED COMPLETION DATE OF CONSTRUCTION: 6/1/2024

H. **NEEDED SERVICES**, INDICATE THE SERVICES NEEDED FOR THIS USE SUCH AS FIRE SUPPRESSION, GARBAGE PICK-UP, POLICE.

I. **STATE THE VARIANCE NEEDED:** None

J. **STATEMENT OF JUSTIFICATION FOR REQUESTED ACTION:**

A. STATE SPECIFICALLY THE REASONS WHY THIS VARIANCE REQUEST SHOULD BE APPROVED :

B. IMPACTS ON ADJACENT PROPERTIES AND THE NIEGHBOHOOD:

1) WHAT IMPACTS ON ADJACENT PROPERTY ARE ANTICIPATED? _____

2) WHAT STEPS WILL BE TAKEN TO MITIGATE ANY NEGATIVE IMPACTS? _____

3) WILL THE PROPOSED USE ADVERSELY AFFECT THE HEALTH, SAFETY OR ENJOYMENT OF PROPERTY OF PERSONS RESIDING OR WORKING IN THE NEIGHBORHOOD? _____

4) WILL THE PROPOSED USE BE DETRIMENTAL TO THE PUBLIC WELFARE OR INJURIOUS TO PROPERTY OR IMPROVEMENTS IN THE NEIGHBORHOOD?

APPLICANT SIGNATURE(S) Andrew Gabara - Owner PIPM

DATE: 2/13/2023

Presque Isle Property Management LLC

Site Plan Review

Up North Storage LLC

Application Information

I. Property Information

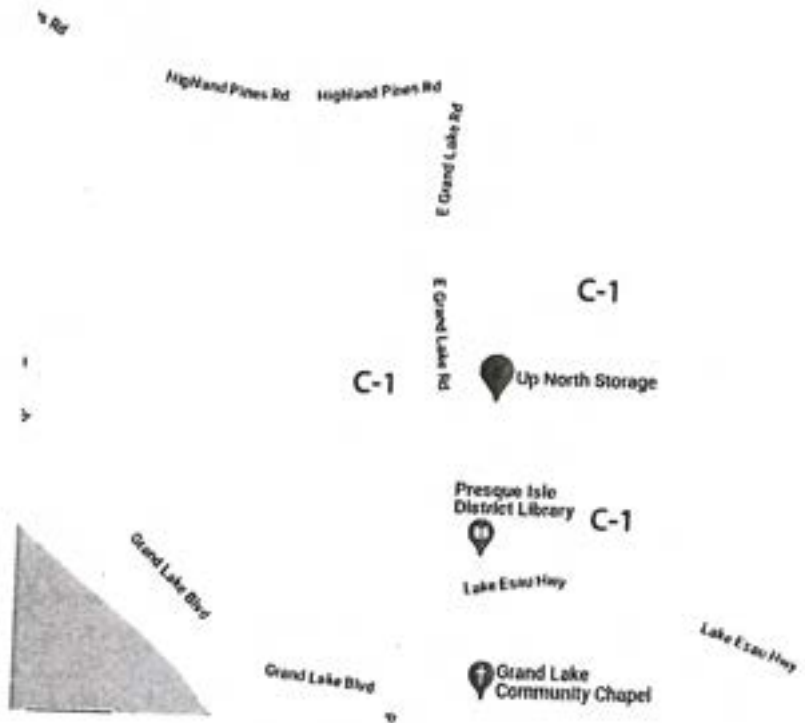
F.

Duplicate 30'x80' Storage Unit buildings. A 20'x80' Mini Storage Unit building. Six 30' x 40' Contractor Storage Unit buildings. Buildings will match existing structures in color and design. Buildings will be built in phases, beginning with three 30'x40' Contractor Storage Units. Because of volatility in the construction sector, we cannot give exact dates for the additional phases but all buildings are expected to be complete by mid 2024.

Gravel will be brought in for all spaced around and between buildings, creating level drives and access as well as a pleasant and more developed look to the property.

Landscaping will be done by Grand Lake Landscaping & Tree Removal to create a visual block for an improved road view and site appeal.

2. Vicinity Map



6. Access & Rights of Way: Property contains a single drive shown on the site plan. Areas between all storage areas are to be graveled.

8. Property is currently used for storage units. Requesting additional storage units to be built as 30x40 contractor units. Access areas are to be graveled as shown on site plan. Distance to property lines displayed on site plan.

9. Narrative

A narrative describing the following:

a. The overall objectives of the requested application is to add six 30x40 contractor storage units to the property.

b. Area allocated to each proposed use and the gross area in building, structures, parking, public and/or private streets and drives, and open space. Each proposed unit is 30x40 and will have a 10' surround of gravel, except on the end units approaching the property line. Gravel drives for access. The apx allocated area for the six buildings is 15,400 Square Feet.

c. N/A

d. N/A water & sewer. Electric provided by PIE&G.

- e. Drainage indicated on site plan.
- f. We anticipate a small amount of increased traffic for contractors accessing their storage facilities for materials and equipment.
- g. There is no indication of any impact upon adjacent properties.
- h. There will be no change to the area in general. The buildings all match existing buildings and proposed landscaping will be appealing and survivable.

***Additional Information**

Landscaping Plan

Landscaping to be done by 'Great Lakes Landscaping and Tree Removal.'

Our landscaping goals are to use the existing berm area, along with the backdrop of the new storage buildings, to create an appealing and survivable look. Previous landscaping attempts have been thwarted by wildlife and will need to be redone. We are committed to growing the business within the bounds of the areas natural beauty and are working with professionals to make that happen.

FEBRUARY 2023

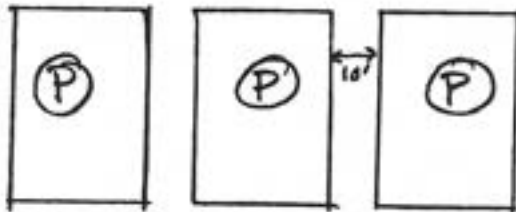
↑ POND

↑ CONT...

SCALE:
 $\frac{1}{4}" = 10'$

UP NORTH
STORAGE

665'



Ⓟ = PROPOSED (30 X 40)
CONTRACTOR BUILDINGS



E. GRAND LAKE ROAD

RECENT 20X80
BUILD

↑ 30
↓

RECENT BUILD 30X80

↑ 30
↓

EXISTING BUILDING
30X80

← 16 →

↑ 35
↓

EXISTING BUILDING
40X80

← 42 →

635'

616'

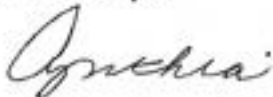
UTILITY
POLE

↑ N

Report to the Planning Commission
From the Township Board of Trustee's
February 13, 2023

- ›Robert Hill and Kevin Taylor from the DNR gave us an overview of the long-term plans. They will be hiring a Consultant for the future plans. Kevin will be our person to contact he is stationed in Hoeft State Park.
- › Steve Lang presented David Larkin as the new ZBA member.
- ›Bill Forbush reported that they are all set up to use MABAS predetermined reliable mutual aid.
- ›Steve and Cynthia have interviewed two possible Insurance Companies for 2023-2024 insurance for the Township. It will go before the Board on the March 13.
- ›Jeni Matuszak gave a report on the history project that she has created for the Web Site.

Cordially,



Cynthia Paavola Liaison



PRESQUE ISLE TOWNSHIP
Planning Commission Meeting Minutes
April 3, 2023 – Public Hearing
@ 7:00 pm

Call to Order

7:00 p.m.

Pledge of Allegiance: The Pledge of Allegiance was recited.

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

Approval of Agenda T. Guyer moved to add Revision to Ordinance Section 9.5 to New Business. L. Larkin motioned to approve the revised agenda. T. Ludwig seconded the motion. All ayes; motion carried.

Approval of Minutes (March 6, 2023) Correction to the minutes the second paragraph of Mr. Inger's presentation regarding the woods of Presque Isle was corrected. In addition, the site plan discussion on the Up North Storage units should have had the Findings of Fact approved. T. Guyer moved to accept as corrected. T. Ludwig seconded. All Ayes; motion carried.

Audience: D. Matuszak, J. Matuszak, A. Gabara
Via Zoom: Rich Inger, Mary O'Neill, Matt Ulrich

Comments from the Audience: N/A

Correspondence: None

Old Business:

- Amendment to Up North Storage Site Plan Approval
It was noted that a Standard Site Review does not require a public hearing.

R. Kurkechian made a motion to amend the previous approval of the site plan presented and submitted by Mr. Ulrich and Mr. Gabara for six additional storage buildings as detailed in application for the property known as Up North Storage, LLC Property ID 122-028-000-001-03 with the following conditions (reference Section 9.7 in the Presque Isle Township Zoning Ordinance). T. Ludwig seconded the motion. Roll call vote. All ayes; motion passed. Please see attached amendment.

New Business:

- It was agreed that ordinance Section 9.5 should be amended to permit performance bonds with the approval of a site plan.
- Reports were read and filed.
- R. Kurkechian read a report about Municipal Refraction. It was decided that does not fit for the Township.
- S. Lang will present monthly reports of any properties or buildings.



PRESQUE ISLE TOWNSHIP
Planning Commission Meeting Minutes
April 3, 2023 – Public Hearing
@ 7:00 pm

Adjournment:

With nothing more to discuss, the meeting adjourned at 8:45 p.m.

Reminder: The next Planning Commission will be May 1, 2023 at 7:00 p.m.

Respectfully submitted, C. Paavola and T. Guyer

Insertion to draft 4/3/2023 minutes after Mr. Kurkechian motion to amend prior approval of Up North Storage site plan

1. The proprietor of Up North Storage, Matthew Ulrich, will provide a personal written guarantee that the landscaping required by this approval will be completed and maintained, including the prompt replacement of any dead or damaged trees.
2. Applicant will construct a berm as described in his application, namely a berm 20 feet wide, 140 feet long, and 2 feet high containing 21 staggered Norwegian spruce and golden white saplings.
3. Applicant will replace the dead or damaged arborvitaes in front of the existing buildings with a species of tree acceptable to an experienced landscaper.
4. Applicant will add a deciduous tree to the south side of the drive.
5. Applicant will complete all of the above required landscaping as a condition precedent to renting any of the 6 approved buildings.
6. Applicant will provide a form lease for the buildings or units on the subject property which prohibits storage of hazardous materials, manufacturing or blight.

**Presque Isle Township Planning Commission Findings of Fact Pursuant to Article
5.5 of the Township Zoning Ordinance Regarding Application of Up North
Storage to Build 6 Additional Contractor Buildings**

A. General

1. Master Plan. The Goals and Objectives of the Master Plan require that future commercial expansion focus on meeting identified local needs. The applicant has met this requirement. The Master Plan emphasizes the need to balance growth and development against the need to protect the natural beauty and ecosystems in the Township. This requirement will be met by requiring the applicant to meet certain conditions precedent for approval.

2. Zoning Ordinance. The application meets all the requirements of the zoning ordinance.

3. Accuracy. The site plan is accurate and factual.

B. Internal and external effects.

1-3 requirements are met.

4 N/A.

C. Infrastructure.

1. Vehicular and Pedestrian Circulation Requirements a. through g. have been met.

2. Drainage. Given the retention pond at the rear of the site, all drainage requirements have been met.

3. Lighting. As all lights will face downward, all requirements have been met.

4. Utilities. Only electricity will be provided.

D. Natural Features and Environment.

1. The site was largely cleared before this application.

2. See 1 above.

3. This requirement has been met by the green wall berm plan submitted.

4. Requirement met.

5-8. N/A

E. Public Services. Requirement met.



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.



PRESQUE ISLE TOWNSHIP
Planning Commission Meeting Minutes
July 6, 2023
@ 7:00 pm

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



PRESQUE ISLE TOWNSHIP
Planning Commission Meeting Minutes
July 17, 2023
@7:00pm

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 three agenda items to include Correspondence, Audience Comments and Preliminary Discussion on McCreery Drive Parcel. R. Kurkechian motion to approve the agenda with the three added segments. T. Ludwig seconded the motion. All ayes; motion passed.

Audience: Jennifer and Dale Dowling and Mr. & Mrs. Neis

Comments from the Audience: There is a need for larger accessory structures.

Correspondence: None

New Business:

1. Preliminary McCreery Parcel Discussion: A discussion was held regarding a McCreery Drive parcel that sits both in Krakow and Presque Isle Townships. In determining the lot line for which to build an accessory structure, S. Lang will request the owner to draw the site plan with the square footage of the structure in Presque Isle Township.
2. Maximum Accessory Structure Size in R-1 and R-2 Parcels: Should the Township determine a maximum size for an accessory structure? A lengthy discussion was held and the size of the accessory structure depends on the lot size. Messrs. Ludwig, Kurkechian and Guyer each presented proposed guidelines for size limitations for accessory structure applications for structures in excess of 2,400 square feet in R-1 districts or in excess of 1,200 square feet in R-2 districts. Each set of guidelines was thoroughly discussed. Following discussion, a motion to establish the following guidelines was duly seconded and approved by a 4-1 vote:
"An accessory may not exceed a size of 20% of the unoccupied space of the total lot size. In addition, the approval of an accessory structure in excess of 2,400 square feet in a district zoned R-1 or an accessory structure in excess of 1,200 square feet in an R-2 District and shall be subject to the following additional conditions:



PRESQUE ISLE TOWNSHIP
Planning Commission Meeting Minutes
July 17, 2023 - Public Hearing
@7:00pm

- The structure may not obscure the view of a dwelling on an adjoining lot.
- The structure may not change the character of the neighborhood.
- The structure may not be of a height which casts a shadow onto adjoining property.
- If the grade of the property, slope of the roof, total impervious surface created by the proposed structure or any other factor raises an issue of stormwater runoff, the applicant must obtain a report from a civil or environmental engineer showing the proposed structure will not cause stormwater runoff onto adjoining properties.
- Before construction of the accessory structure the applicant must establish a greenbelt which blocks the view of the accessory structure, to the greatest extent possible, from the road or from any principal dwelling on adjoining property within 100 feet of the proposed structure. The greenbelt must be completed to the satisfaction of the Zoning Administrator before construction of the accessory structure commences.
- For a lot which has no principal dwelling on which an accessory structure is permitted (Article 3.14.B.7.), the accessory structure may not exceed 15% of the lot size, subject to the conditions set forth above."

The Planning Commission will propose the above criteria as an amendment to the Zoning Ordinance.

Adjournment: There being no further business to be discussed at the meeting, the Special Meeting was adjourned at 7:30 p.m.

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

Respectfully submitted, Bev Huard, Admin.Asst.



PRESQUE ISLE TOWNSHIP
Planning Commission Minutes
August 7, 2023 @ 7:00 pm

Call to Order

7:00 p.m.

Pledge of Allegiance: The Pledge was recited.

Roll Call: R. Kurkechian, Lisa Larkin, T. Guyer, T. Ludwig, C. Paavola. Also attending was S. Lang, Zoning Administrator.

Approval of Agenda: T. Guyer had changes to the agenda. They are as follows:

1. Under "New Business" – not "Public Hearing" change to "Site Plan Reviews"
2. Dock Zoning Ordinance Amendment
3. Accessory Structure Criteria Amendment to Zoning Ordinance
4. Move J. Kamysiak first on the site plan reviews.
5. C. Paavola requested "Reports" be placed after "Unfinished Business".

R. Kurkechian indicated Mr. Inger cannot update the commission on the condos. R. Kurkechian inquired if he would be allowed to update the Planning Commission instead of R. Inger. He is allowed to do so, as long as he recuses himself and presents condo updates from the audience.

L. Larkin motioned to approve the agenda with additions and changes. T. Ludwig seconded the motion. All ayes

Approval of Minutes (July 6, 2023 and July 17, 2023) T. Guyer removed "Public Hearing" from the July 6, 2023 minutes added "Site Plan Approval - Habermehl" and page 2 Habermehl add – Postponed until August 7, 2023. The Planning Commission will hold a special hearing to discuss accessory structure size criteria on July 17, 2023. L. Larkin motioned to accept as amended, seconded by T. Ludwig. All ayes; motion approved.

July 17, 2023 minutes: C. Paavola motioned to approve the minutes as written. T. Ludwig seconded the motion. All ayes: motion carried.

Audience: Dale & Jen Dowling, Rick & Jane Neis, Jim Kelley, S. Habermehl, and J. Kamysiak

Comments from the Audience: 3 minutes per audience member. N/A

Correspondence: R. Kurkechian received an email regarding Torch & Elk Lake Septic Ordinance to protect their lakes and drinking water. Perhaps the Township should do something similar to protect the lakes and drinking water in the future. T. Guyer would like to see the ordinance and make an agenda item in the future.

New Business:

Site Plan Review for the following accessory structures:

The procedure will follow the standard procedure:



PRESQUE ISLE TOWNSHIP
Planning Commission Minutes
August 7, 2023 @ 7:00 pm

- Kamysiak Site Plan: The applicant is requesting a hearing to add a 20 x 32 addition to his 48 x 32 accessory structure.

S. Lang discussed the Kamysiak site plan has total acreage of 5.372, which is divided by Warren Creek Road. Zoning is R2. Drawing and cost of structure is included in the site plan.

J. Kamysiak indicated no one will see his accessory structure. The accessory structure will be used for storage only.

No correspondence or comments received regarding the Kamysiak application.

Commission deliberations: 7:25 p.m.

After discussions by each member, the panel was in agreement a problem didn't exist with this request.

Findings of Fact: (Please see attached.)

T. Ludwig motioned to approve the Kamysiak site plan application. Seconded by L. Larkin. Roll call vote: all ayes: application approved.

Habermehl Site Plan: The applicant is requesting a hearing to add a 16 X 32 addition to his 36 x 52 accessory structure.

S. Lang explained the application on Birch Street, zoned R2 residential with no adverse effect on neighbors. The site plan will be an enclosed lean-to 16 x 52 addition. It will look the same as the existing structure. Meets all zoning ordinance criteria.

Mr. Habermehl plans to use the accessory structure for storage only. He doesn't expect any water runoff to neighbor's property and will not be cutting trees down.

- No correspondence received nor any comments from the audience.

Commission deliberations: 7:36

As long as all other criteria is met, T. Guyer indicated a greenbelt should be established in front of the accessory structure.

Findings of Fact: (Please see attached.)

T. Ludwig motioned to approve the application. R. Kurkecian seconded the motion. Roll call vote: R. Kurkechian-Aye, L. Larkin-Aye, T. Guyer-Aye, T. Ludwig-Aye, C. Paavola-Nay. Application is approved by a vote of 4 to 1.



PRESQUE ISLE TOWNSHIP
Planning Commission Minutes
August 7, 2023 @ 7:00 pm

- Neis Site Plan: The applicant is requesting to add a 30 x 32 addition to his 30 x 48 accessory structure.

Richard and Jane Neis of 727 Parallel Avenue submitted their site plan. S. Lang discussed the dimensions, the site plan meets the criteria for setbacks, there is no detriment to the neighborhood, it will not affect the air quality and is not detrimental to the public welfare. The accessory structure would total 2,400 square feet.

Comments from Audience: Mr. & Mrs. Dowling are next-door neighbors and don't have a problem with the addition. Mr. Habermehl supports the addition as well.

Mr. Neis said his site plan is self-explanatory and wants the accessory structure for storage only. The addition will have the same color roof, same color siding, etc. He will not cut any trees down.

No further questions from PC.

Findings of Fact: See attached.

C. Paavola motioned to approve the application without a floor drain. L. Larkin seconded the motion. Roll call vote: C. Paavola-Yay, T. Ludwig-Yay, R. Kurkechian-Yay, L. Larkin-Yay, T. Guyer-Yay. All ayes; motion approved.

Dock Zoning Ordinance Amendment:

A resident put his dock in the water on the lot line and goes in front of the neighbor's house. The ordinance states that this is not allowed. The commission agreed to go with Item C in Tim Gulden's recommendation. (Please see attachment.) A public hearing will be held in September on this topic as well as an amendment to accessory structure size ordinance.

Unfinished Business:

- R. Kurkechian Update on the Woods of Presque Isle Condos. The Planning Commission member recused himself and is sitting in the audience to present his update on the Woods of Presque Isle condos.
- R. Kurkechian stated the condo plan is progressing very nicely. Their goal is to put three foundations in before winter (which equals six units). They have reduced the price on the condos, since material prices have decreased. A model is necessary to sell the condos. T. Sobek from P.I.E & G will be invited to the next Planning Commission to update the internet connectivity in the Township.

Reports

- | • Position | Time |
|---|-------------|
| • Zoning Admin Steve Lang (Please see attached report) | 5 min. |



PRESQUE ISLE TOWNSHIP
Planning Commission Minutes
August 7, 2023 @ 7:00 pm

- TWP Board Cynthia Paavola (Please see attached report) 5 min.
ZBA Liaison Rick Kurkechian (No Report) 5 min.
- R. Kurkechian gave a brief synopsis of the previous ZBA Meeting. Mr. Pauly requested to build an accessory structure on a lot less than one acre. Approval was granted.
Mr. Kath on Birch Street requested to build a garage with a one-foot setback from the property line. The request was denied.

Adjournment: With nothing more to discuss, the meeting adjourned at 8:35 p.m.

Meeting Reminder: The Planning Commission will meet again on Tuesday, September 5, 2023, at 7:00 pm.

Findings of Fact

Kamysiak Accessory Structure Site Plan Approval Request

Findings Pursuant to Zoning Ordinance Section 5.5

A. General

The site plan satisfies the Goals and Objectives of the Master Plan, conforms to all provisions of the zoning ordinance and the information submitted is accurate and factual.

B. Internal and External Effects

The proposed structure will not impede the development of surrounding property, be hazardous to the environment, and landscaping will enhance the property.

C. Infrastructure

The proposed structure will not have an adverse impact on vehicular and pedestrian circulation and conforms to Road Commission standards. Emergency vehicle and snow removal access will not be impeded. The proposed structure will not cause stormwater drainage problems.

D. Natural Features and Environment

The proposed structure preserves natural topography and preserves natural resources to the maximum extent possible. Appropriate landscaping is provided. Stormwater runoff will not affect adjoining properties. No hazardous substances will be stored onsite or in the proposed structure.

E. Public Services

Public services will not be affected by the proposed structure.

Findings of Fact

Habermehl Accessory Structure Site Plan Approval Request

Findings Pursuant to Zoning Ordinance Section 5.5

A. General

The site plan satisfies the Goals and Objectives of the Master Plan, conforms to all provisions of the zoning ordinance and the information submitted is accurate and factual.

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E. Public Services

Public services will not be affected by the proposed structure.


Report to the Planning Commission
From the Township Board July 10, 2023

Garrity Hall will be doing construction to 1/3 of the room for Facilities to have a workspace. The other area will be set up with table/chairs as needed.

A Side by Side has been ordered for Facilities for ease of doing our trails, hauling the lawn mower to areas that need mowing other projects that need that extra hauling ability. Matt Bedard will be sure that no one takes advantage of the side by side.

Parks and Rec recreation will be going after a Grant for the maintenance building with the help of NEMCOG.

Cordially,


Cynthia Paavola, Liaison to PC

Zoning Administrator Report for Board of Trustees Meeting 8/14/23

Land Use Permits

5 Dwellings

4 Accessories Structure

1 Deck

1 Shed

1 Fence

Answered 1 Dog Complaint and sent Dog Ordinance

Answered 1 Noise Complaint. Spoke to individuals involved. So far so good

Found 2 more STR's

Collected applications and fees for 3 new STR's

Outdoor light complaint. Working with owner. Complainer has hired an attorney

STR Loheed getting from neighbor. Visited me and we have a plan

Detloff dump truck parked on his property. Letter now gone.

Docks wow!!!

Submitted by Steve Lang

Presque Isle Township
Ordinance No. _____ of 2023

An ordinance to amend the Presque Isle Township Zoning Ordinance Article 3.

Presque Isle Township, Presque Isle County, Michigan ordains:

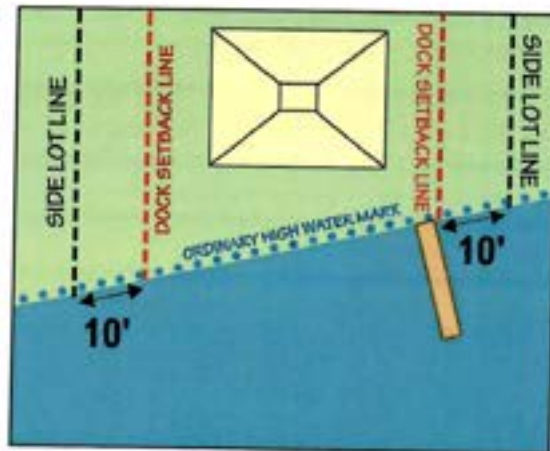
Section 1: Amendment to the Presque Isle Township Zoning Ordinance

That the Presque Isle Township Zoning Ordinance, Section 3.24 (Docks) is hereby amended to read as follows:

- A. All docks shall be placed far enough away from the side property lines such that no boat, hoist, or other attachment to the dock crosses the property line or the imaginary extension of the property line out into the water. Docks shall be set back at least ten (10) feet from the point of intersection of the side lot line and the ordinary high water mark. The Township only regulates dock placement at the ordinary high water mark and does not regulate the placement of docks on submerged bottomlands.

Choose either B or C below on how to handle nonconforming docks:

- B. Recognizing that docks, by their seasonal nature, are typically removed at the end of the summer season each year, docks which are being reinstalled for the season on a lot where they previously existed, which did not meet the ten (10) foot required setback in subsection A, shall not be located closer to the abutting lot line than it was placed the previous year. If a dock is being enlarged, it shall be required to meet the ten (10) foot setback.
- C. Docks which do not conform to the ten (10) foot setback in subsection A and which are removed at the end of the summer season shall be set back ten (10) feet, as stated in subsection A, when they are reinstalled the next season.
- D. Owners of developed lakefront property are automatically allowed one (1) dock. Additional docks shall be permitted only after the property owner acquires a permit, at no cost, from the Zoning Administrator.
- E. The **Michigan Department of Natural Resources (DNR)** determines what is a navigational hazard and the DNR requires a permit for anything placed in the lake that is not a dock or swimming platform.



Section 2: Severability

If any clause, sentence, paragraph, or part of this Ordinance shall for any reason be finally adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair, or invalidate the remainder of this Ordinance but shall be confined in its operation to the clause, sentence, paragraph, or part thereof directly involved in the controversy in which such judgment is rendered.

Section 3: Saving Clause

The Presque Isle Township Zoning Ordinance, except as herein or heretofore amended, shall remain in full force and effect. The amendments provided herein shall not abrogate or affect any offense or act committed or done, or any penalty or forfeiture incurred, or any pending fee, assessments, litigation, or prosecution of any right established, occurring prior to the effective date hereof.

Section 4: Effective Date

The ordinance changes shall take effect upon the expiration of seven days after the publication of the notice of adoption.

Township Supervisor

Township Clerk

I, _____, Clerk for Presque Isle Township, hereby certify that the foregoing is a true and correct copy of Ordinance No. ____ of 2023 of Presque Isle Township, adopted by at a meeting of the Township Board of Trustees held on _____.

A copy of the complete ordinance text may be inspected or purchased at the Presque Isle Township Hall, at 12653 E. Grand Lake Road, Presque Isle, MI 49777.

Adopted: _____ Published: _____ Effective: _____, subject to PA 110 of 2006 as amended.



PRESQUE ISLE TOWNSHIP
Planning Commission Minutes
September 6, 2023,
@7:00pm

Call to Order

7:00 p.m.

Pledge of Allegiance

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

Approval of Agenda: L. Larkin approved the agenda with the removal of the Allen Site Plan Review. T. Ludwig seconded the motion. All ayes; motion carried.

Approval of Minutes: (August 7, 2023) C. Paavola motioned to approve the minutes as written. L. Larkin seconded the motion. All ayes; motion carried.

Economic Presentation: Mike Mahler, Director Economic Development for Alpena Area Chamber of Commerce

M. Mahler updated the Board that developers are interested in the Alpena area and 66 housing units on the riverfront, with commercial space, are in the works and a new hotel on M32 is approved. A \$5,000,000 grant was written for a housing task force and resulted in 5,000 units to be built and 5,000 units remodeled in our area. A local resident represents the Alpena and Presque Isle area on the State Economic Development Board. More focus on this area will result.

Audience: Six residents attended and three via ZOOM..

Comments from the Audience: 3 minutes per audience member. N/A

Correspondence: R. Kurkechian reported concerned residents complained to him regarding gunfire on Brown Island. T. Guyer will add the gunfire issue to the agenda for the October 2, 2023 Planning Commission meeting. T. Guyer will contact Joe Brewbaker and the DNR rep will be invited by T. Ludwig to attend the meeting. Denise Cline is sending a document with more information relating to the gunfire issue.

New Business:

Unfinished Business:

- **Zoning Ordinance Changes**

1. Greenbelt C-1 - An approved greenbelt is necessary before a structure is built.
2. Accessory Structure Size - Denise Cline to assist with the wording for maximum size accessory structures.
3. Dock Ordinance - Sections A & C in Denise Cline's document will be considered at the October 2, 2023 Planning Commission Meeting.
4. Septic Systems and Well Water Tests - A discussion was held on this topic. The Northeast Michigan Health Department should be involved. R. Kurkechian will invite Kevin Provost to the next Planning Commission on October 2, 2023.



PRESQUE ISLE TOWNSHIP
Planning Commission Minutes
September 6, 2023,
@7:00pm

5. Jake Braking on Holcim Trucks - Tim Cordes spoke to C & S and Goodrich Trucking and they will not use jake brakes to stop at U.S. 23. They also installed new mufflers on the trucks to decrease the noise.
6. Are there any other ordinances that should be changed? No.
7. C. Paavola inquired if the Planning Commission meeting time could be changed to 6:00 p.m. rather than 7:00 p.m. Consensus was 6:00 p.m. meeting time.

Reports:

| Position | | Time |
|----------------------|---------------------------------|--------|
| Zoning Administrator | Steve Lang | 5 min. |
| TWP Board | Cynthia Paavola (See reports) | 5 min. |
| ZBA Liaison | Rick Kurkechian (No Mtg-No Rpt) | 5 min. |

Adjournment: 8:22 p.m.

Meeting Reminder: The Planning Commission will meet again on October 2, 2023 at 7:00 pm.

Report to the Planning Commission

From the Township Bot

August 14, 2023

State Representative: Cameron. Cavitt: gave some updates of interest from the House of Representative.

Unfinished Business: Working on the new Bike Path Signage.

Mark Devers gave his report about the Ambulance and transport Connect, no decision at this time. Too be continued:

The Township Officers have cell phones for work related communication.

Steve Lang-989-657-2755

Cynthia Paavola-989-884-9805

Jennifer Wieczorkowski 989-884-9747

Park & Rec. Committee will be working on a grant with NEMOG for a possible grant for the Maintenance Building.

The roof on the 1870 Lighthouse is completed, Meridian is now working on the 1840 Cottage. They are now replacing the metal roof on the 1905 house.

Reports were read and filed.

Th" concludes my report:

Cynthia Paavola-Liaison

Report to the Planning Commission

From the Township Bot

August 14, 2023

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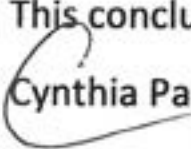
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The roof on the 1870 Lighthouse is completed, Meridian is now working on the 1840 Cottage. They are now replacing the metal roof on the 1905 house.

Reports were read and filed.

This concludes my report:

 Cynthia Paavola-Liaison



PRESQUE ISLE TOWNSHIP
Planning Commission Minutes
October 2, 2023,
@ 5:30 pm

Call to Order T. Guyer called the meeting to order at 5:30 p.m.

Pledge of Allegiance: The Pledge was recited.

Roll Call: C. Paavola, T. Guyer, T. Ludwig, L. Larkin - Absent: R. Kurkechian
Also in attendance was S. Lang, Zoning Administrator, J. Wieczorkowski, Treasurer & Chair Parks & Recreation Committee, Rusty Kauffman, Parks & Recreation Committee, B. Moran, Parks & Recreation Committee, J. Lefevre Parks & Recreation Committee and member of Master Plan Advisory Subcommittee and Eric Szymanski, NEMCOG

Approval of Agenda: T. Guyer requested the Approval of Minutes, Comments from the Audience and Correspondence to follow the Parks & Rec Master Plan. L. Larkin motioned to approve the agenda with the changes. C. Paavola seconded the motion. All ayes; motion carried.

Parks & Rec Master Plan – Presenter: Eric Szymanski, NEMCOG:

- The Goals and Objectives, additional opportunities and changes were identified. Additionally, a review of the "Introduction Section" under "Soils" was discussed regarding the monitoring of septic systems in coordination with the Health Department.
- E. Szymanski indicated the draft of the Township Parks & Recreation Plan must be done by October 31, 2023. J. Wieczorkowski will send out an email to invite the Planning Committee to the October 30, 2023 Parks & Rec Meeting for further review.
- Once the draft is approved, it must be sent to the County, posted on the Township website, the NEMCOG website, at the Township Hall, PI Association Clubhouse and PI Twp. Library for a 30-day review.
- On Monday, December 11, 2023, the Board of Trustees will hold a Public Hearing to finalize The Master Parks & Recreation Plan. If changes are to be made at this time, a Resolution or Special Board of Trustees meeting will be scheduled.

Approval of Minutes: (September 6, 2023) C. P motioned to approve the minutes as written. L. Larkin seconded the motion. All ayes; motion carried.

Audience: Nine residents and one Zoom attendee.

Comments from the Audience: N/A

Correspondence:

- T. Guyer received correspondence from M. McCoy regarding the firearms on Brown Island, which will be discussed under "Unfinished Business".
- M. Cermak letter asking whether Holcim has applied for zoning change yet.



PRESQUE ISLE TOWNSHIP
Planning Commission Minutes
October 2, 2023,
@ 5:30 pm

New Business:

- Site Plan Review – Charles and Bonnie Allen

Unfinished Business:

- Brown Island Issues –DNR Conservation Officer Paul Fox:

There is a Michigan statute that has a safety zone distance of 450' for shooting, but only applies to hunting. Automatic rifles need an ATF permit to shoot the firearm. Complaints of just target shooting aren't valid; however, if rounds hit the water or a residence, that is different. Martha Beach of Grand Lake questioned what restrictions could be made. Contact Lieutenant Gorno at the DNR office in Gaylord, as they oversee Presque Isle County. DNR Lieutenant Gorno, could, perhaps, prohibit firearms in certain areas in the Township.

In conversations with T. Guyer, Officer Brewbaker from the Sheriff's Department reported it is not illegal to target shoot and is difficult to enforce. Officer Brewbaker also said the DNR process at the Gaylord Office is the best way to address target shooting. The complaints about target shooting are a legitimate concern.

- Dock Ordinance

This ordinance will be addressed at the November meeting.

- Septic Systems and Well Water Tests – Presenter: Kevin Prevost, Director of Northeast Michigan Department of Health.

Mr. Prevost favors property transfer ordinances. This was done about 15 – 20 years ago but not now. An Existing System Evaluation is now in effect, as follows. If a resident adds bedrooms or changes the use of their structure that would impact sewage or the water supply, then the Health Department does an inspection. Hillman Township inspects septic systems every ten years for efficiency. Time of owner transfer is not feasible for the Health Department, as at this time resources are not available. Mr. Prevost suggested to involve a colleague of his who is involved in this type of transfer. He may be helpful and could ZOOM into a future Planning Commission meeting. Ms. Holman commented via ZOOM that Northwest Michigan is developing a plan to use an Evaluator or septic companies to inspect septic systems to try and preserve sanitation. The next PC meeting will discuss creating a new ordinance on this topic.

Site Plan Review – Charles and Bonnie Allen

- S. Lang presented the details of this request for an accessory structure on a very long, narrow lot. The owners also have a 1,720 square foot garage and shed on



PRESQUE ISLE TOWNSHIP
Planning Commission Minutes
October 2, 2023,
@ 5:30 pm

the property. The height of the house is 14 feet. The height of the requested accessory structure will be approximately 15' – 16' to the highest ridge.

- Mr. Allen presented his site plan request for his 30' x 40' accessory structure for boat storage. It would have power for lights and won't be visible from the roadway. A minimum amount of small and diseased trees will be cut down and additional fill is not planned. Mr. Allen said the shed on the property will be removed.
- Planning Commission deliberations discussed the details of this request and completed the Findings of Fact. All questions and answers are in compliance with the Master Plan. T. Ludwig motioned to approve the site plan. L. Larkin seconded the motion. Roll call vote. All ayes; motion passed.

- **Position**

Time

Zoning Administrator

Steve Lang

5 min.

S. Lang gave a synopsis that he is in the middle of a lawsuit. He is being sued in Federal Court by a resident that claims their constitutional rights were denied when a stop-work order was posted for their building project. The Township insurance company and the Township attorney are involved.

Permits have slowed down. Short-Term Rental Application fees are coming in.

TWP Board (See attached report) Cynthia Paavola

5 min.

ZBA Liaison (See attached report) Rick Kurkechian

5 min.

Adjournment: T. Guyer adjourned the meeting at 6:45 p.m.

Meeting Reminder: The Planning Commission will meet again on November 6, 2023 at 6:00 pm.



PRESQUE ISLE TOWNSHIP
Planning Commission Minutes - Draft
November 6, 2023, @ 6:00 p.m.

Call to Order: T. Guyer called the meeting to order at 6 p.m.

Pledge of Allegiance: The Pledge was recited.

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

Approval of Agenda: T. Guyer added under Unfinished business: Review of ordinances proposed for public hearing on December 4, 2023 meeting pertaining to the dock, greenbelt, jake brake and accessory building. L. Larkin motion to approve the agenda with the additions. T. Ludwig seconded the motion. All ayes; motion carried.

Approval of Minutes: (October 2, 2023) L. Larkin motioned to approve the minutes as presented. C. Paavola seconded the motion. All ayes; motion carried.

Audience: Four residents attended via ZOOM

Audience Comments:

3 Minutes per audience member.

An opportunity was given for any ZOOM audience comments. No comments

Correspondence: T. Guyer received correspondence from J. Wieczorkowski that T. Wieczorkowski indicated apple trees were planted in the greenbelt of the storage buildings on E. Grand Lake Road that were not in the site plan. Deciduous trees are stated in the site plan; therefore, apple trees are appropriate.

New Business:

- Approval of Proposed Parks & Recreation Plan for the Township

A joint meeting was held by the Planning Commission and Parks & Recreation committee. After reviewing the proposed plan, some people made suggestions. Eric Szymanski from NEMCOG has published the proposed Parks & Rec Plan. The public now has 30 days to comment on the plan. On December 4, 2023 the Planning Commission will hold a public hearing on the plan. This is very important, as it is a condition preceding receiving grants from the State of Michigan.

- Holcim Lake Esau Rezoning Request

Slides from the last CAG meeting were distributed to the Planning Commission members which indicate Holcim would like the Lake Esau property rezoned to residential. It is the last water shed on Lake Esau plus the discharge from the quarry to Lake Esau runs through the property. Holcim may have to pump in the future from a new pond. Residents are concerned and have started a petition for a Special Assessment District.



PRESQUE ISLE TOWNSHIP
Planning Commission Minutes - Draft
November 6, 2023, @ 6:00 p.m.

- DNR Target Practice Facility

R. Kurkechian said DNR offers target shooting areas with sand-hill backstops. S. Lang indicated there are a few target shooting areas which are unmanned but are used without issues. A shooting range has been discussed and, perhaps, across the street from the Township Offices, the old dump property, etc. Perhaps the DNR would partner with the Township to get a shooting facility. This would give residents a place to target shoot other than on an island. T. Guyer will try and contact Mr. Gorno from the DNR, Gaylord, MI to further discuss. S. Lang will look into properties that could be used for safe target shooting.

Unfinished Business:

- Target Shooting on Brown Island

Officer Cox was at the last meeting said to call Mr. Gorno at the DNR office in Gaylord. Mr. Gorno, currently, has not returned T. Guyer's calls.

- Discussion of Ordinances for December Public Hearings – Docks, Accessory Buildings, C-1 Green Belt and Jake Brake Review of ordinances proposed for public hearing on December 4, 2023 meeting pertaining to the dock, greenbelt, jake brake and accessory building.

1. Dock Ordinance: After discussing pros and cons, an ordinance will be difficult to enforce. A complaint would be the only way the Zoning Administrator would be aware of this.
2. C-1 Greenbelt – The greenbelt is between the road and the resident. S. Lang discussed with D. Cline. It is in the red print of Article 4. Storage buildings should not be in a neighborhood residential area. There are other C-1 zoned areas around the Birch Hill Store which don't have a 100' setback. This ordinance will be postponed for further discussion and hold a public hearing in January, 2024.
3. Jake Brake – Trucks shall not use a jake brake while driving on Class A roads. The County will install four signs on E. Grand Lake Road from Holcim to Rayburn Road to US 23.
4. Accessory Structure - Shipping containers were discussed and allowed to be used for storage in FR lots only. Shipping containers are not approved for dwelling purposes. The PC will recommend this for the public hearing next week.

The dock, jake brake and accessory structure will be included in the public hearing on December 4, 2023.



PRESQUE ISLE TOWNSHIP
Planning Commission Minutes - Draft
November 6, 2023, @ 6:00 p.m.

Reports:

Position

Time

Zoning Administrator Steve Lang 5 min.

S. Lang said he has been busy with the proposed Rec Plan and investigating structures that do not have permits. Blight was also discussed and ideas on how to better handle.

TWP Board Cynthia Paavola 5 min.

ZBA Liaison Rick Kurkechian 5 min.

A resident requested 7.5' setback rather than a 10' setback, which was denied. D. Matuszak resigned as Chairperson for the ZBA.

Audience Comments: M. O'Neill inquired about the Lake Esau property. S. Pauly read the Green Belt ordinance and it states trees, shrubs, etc are in the greenbelt and residents may take down large, existing trees/shrubs for maintenance and replace with new trees/shrubs within the greenbelt. S. Lang agreed that would be OK.

Adjournment: With nothing more to discuss, the meeting adjourned at 6:52 p.m.

Meeting Reminder: The Planning Commission will meet again on December 4, 2023 at 6:00 pm.

Presque Isle Township
Ordinance No. _____ of 2023

USE OF ENGINE COMPRESSION BRAKES (JAKE BRAKE) ORDINANCE

An ordinance regulating the use of vehicle engine compression braking in designated areas within Presque Isle Township and to provide penalties for the violation of said ordinance.

Presque Isle Township, Presque Isle County, Michigan ordains:

SECTION 1. Title

This Ordinance shall be known and cited as the "Presque Isle Township Use of Engine Compression Brakes (Jake Brake) Ordinance".

SECTION 2. Purpose

It is the purpose of this Ordinance to secure the public health, safety and welfare of the residents and property owners by restricting the use vehicle compression brakes within designed areas of Presque Isle Township; and to provide penalties for the violation of said Ordinance, and to repeal all Ordinances and parts of Ordinances in conflict therewith.

SECTION 3. Definitions

As used in this Chapter:

1. "Engine Compression Brakes" means a "Dynamic Brake," "Jake Brake," "Jacobs Brake," "C-Brake," "Paccar Brake," transmission brake or any other engine retarding brake system that alters the normal compression of the engine and subsequently releases that compression and produces any noise in addition to the normal operating engine noise.
2. "Emergency Situation" means, for the purposes of this ordinance, shall mean one in which there is imminent danger of collision with property, persons or animals.

SECTION 4. Regulations

Use of compression braking:

1. Shall not be operated within the populated areas of Presque Isle Township.
2. Shall not be operated in areas with signage stating "ENGINE BRAKE ORDINANCE ENFORCED"
3. May be operated within restricted areas in an emergency situation.

SECTION 5. Penalty

1. A violation of this ordinance shall constitute a nuisance per se, and, in addition to any remedies available at law or under this ordinance, the Township may bring an action for an injunction or other process against a defendant to restrain, prevent, or abate any violation of this ordinance.

2. For the first violation of this ordinance within any calendar year, the penalty shall be the issuance by the Township Zoning Administrator of a written warning notice of violation.
3. For a second violation of this ordinance within any calendar year, any person or organization who violates any of the provisions of this ordinance shall be responsible for a municipal civil infraction, as defined by Section 113 of the Revised Judicature Act of 1961, being Michigan Public Act 236 of 1961, as amended ("Public Act 236").
4. For a third violation and subsequent violations of this ordinance within any calendar year, any person or organization who violates any of the provisions of this ordinance shall be responsible for a municipal civil infraction, as defined by Section 113 of Public Act 236.
5. The Presque Isle Township Zoning Administrator, the Presque Isle Township Supervisor, and other Township officials and employees as may be authorized by the Presque Isle Township Board of Trustees are authorized to administer and enforce this ordinance and issue municipal civil infraction citations.
6. A municipal civil infraction action may be commenced upon the issuance by an authorized local official of a citation directing the defendant to appear in court.
7. Failure of the defendant to appear within the time specified on a citation or at the time scheduled for a hearing or appearance is a misdemeanor punishable by up to ninety (90) days in jail and/or up to a \$500.00 fine, plus costs of prosecution, and can result in the entry of a default judgment against the defendant on the municipal civil infraction.
8. A defendant found responsible by the judge or magistrate for a violation of this ordinance shall pay a fine not to exceed \$500.00, plus costs not to exceed \$500.00, which are not limited to the costs taxable in ordinary civil actions and may include all expenses, direct and indirect, to which the Township has been put in connection with the municipal civil infraction, up to the entry of judgment. Except as otherwise provided by law, costs shall be payable to the general fund of the Township.
9. In addition to ordering a defendant to pay a civil fine and costs, the court may issue and enforce any judgment, writ, or order (including but not limited to injunctive relief) necessary to enforce this ordinance, in accordance with Section 8302 of Public Act 236.
10. If a defendant fails to comply with an order or judgment issued pursuant to Section 8727 of Public Act 236 within the time prescribed by the court, the court may proceed under Sections 8302, 8729, and 8731 of Public Act 236, as applicable.
11. Each day on which any violation of this ordinance continues constitutes a separate offense, and the offender shall be subject to the applicable fine, costs, penalties, and sanctions for each separate offense.

Section 6: Severability

If any clause, sentence, paragraph, or part of this Ordinance shall for any reason be finally adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair, or invalidate the remainder of this Ordinance but shall be confined in its operation to the clause, sentence, paragraph, or part thereof directly involved in the controversy in which such judgment is rendered.

Section 7: Publication

This ordinance shall be published once, in full, in a newspaper of general circulation within the boundaries of Presque Isle Township, and qualified under state law to publish legal notices, within thirty (30) days after its adoption; this ordinance shall be recorded in the record of ordinances book of the Township; and the Township Clerk shall authenticate this ordinance by placing her official signature upon the ordinance.

Section 8: Effective Date

This Ordinance shall take effect thirty (30) days following publication after adoption by the Township Board.

This Ordinance was offered for adoption by Township Board Member _____
and was seconded by Township Board Member _____, the vote being as follows:

YEAS:

NAYS:

ABSENT/ABSTAIN:

ORDINANCE DECLARED ADOPTED.

CERTIFICATION

I hereby certify that the above is a true copy of an ordinance adopted by the Presque Isle Township Board at a regular meeting held at the Presque Isle Township Hall on _____, 2023 pursuant to the required statutory notice and procedures.

Published _____, 2023

Recorded _____, 2023 Recorded ordinance in Ordinance Book within one week of publication along with name and how each member voted.

Township Clerk

Presque Isle Township
Ordinance No. _____ of 2023

An ordinance to amend the Presque Isle Township Zoning Ordinance Article 4.

Presque Isle Township, Presque Isle County, Michigan ordains:

Section 1: Amendment to the Presque Isle Township Zoning Ordinance

That the Presque Isle Township Zoning Ordinance, Section 4.10 (C-1 Neighborhood Commercial District) is hereby amended to read as follows:

C. Development Standards for C-1.

Principal buildings within this district shall adhere to the following standards unless specifically stated otherwise in this Ordinance:

3. Additional Development Standards

| | |
|-----------------------------|--|
| a. Accessory Buildings | Regulated by §3.14 |
| b. Decks & Patios | Decks and patios shall meet the setbacks of the principal building. On a waterfront lot line, structures less than 30 inches in height with no railing may be built up to the greenbelt (30 ft from the water). |
| c. Lots with Water Frontage | Greenbelts §3.21 Common Lake Access Lots §3.22 Undeveloped Lakefront Lots §3.23 |
| d. Docks | Regulated by §3.24 |
| e. Fences | Regulated by §3.17 (1) When non-residential abuts residential, screening is required per §3.20 (2) A vegetative buffer of 100 ft between the road and the building, parking lot, or any portion of the use is required. If a natural vegetative buffer exists, then no clearing of this buffer shall occur until the Planning Commission has determined that such area may be cleared. |
| f. Screening/Buffering | (a) The Planning Commission may waive the 100-foot required buffer upon finding that granting the waiver will not cause an adverse effect on neighboring properties and that granting the waiver will not change the character and visual appeal of the neighborhood. (b) No waiver shall be granted for storage uses and couriers/packing/shipping/delivery establishments. |
| g. Parking & Loading | Regulated by §3.43 |
| h. Exterior Lighting | Presque Isle Township Outdoor Lighting Ordinance |
| i. Signs | Regulated by §3.44 |

Section 2: Severability

If any clause, sentence, paragraph, or part of this Ordinance shall for any reason be finally adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair, or invalidate the remainder of this Ordinance but shall be confined in its operation to the clause, sentence, paragraph, or part thereof directly involved in the controversy in which such judgment is rendered.

Section 3: Saving Clause

The Presque Isle Township Zoning Ordinance, except as herein or heretofore amended, shall remain in full force and effect. The amendments provided herein shall not abrogate or affect any offense or act committed or done, or any penalty or forfeiture incurred, or any pending fee, assessments, litigation, or prosecution of any right established, occurring prior to the effective date hereof.

Section 4: Effective Date

The ordinance changes shall take effect upon the expiration of seven days after the publication of the notice of adoption.

Township Supervisor

Township Clerk

I, _____, Clerk for Presque Isle Township, hereby certify that the foregoing is a true and correct copy of Ordinance No. ____ of 2023 of Presque Isle Township, adopted by at a meeting of the Township Board of Trustees held on _____.

A copy of the complete ordinance text may be inspected or purchased at the Presque Isle Township Hall, at 12653 E. Grand Lake Road, Presque Isle, MI 49777.

Adopted: _____ Published: _____ Effective: _____, subject to PA 110 of 2006 as amended.

- d. Structures designed and used only for school bus pickup sheds or pump houses shall be exempt from this subsection B.1.

2. Floor Area and Number of Accessory Buildings.

a. General.

- (1) No accessory building or accessory structure shall occupy more than twenty (20%) percent of the unoccupied space of the total lot area. *(Is this intended to mean no single accessory building or does this refer to the total of all accessory buildings?)*
- (2) The approval of an accessory building or accessory structure in excess of twenty-four hundred (2,400) square feet in an R-1 District or of an accessory building or accessory structure in excess of twelve hundred (1,200) square feet in an R-2 District shall be subject to the following conditions:
 - (a) The structure may not obscure the view of a dwelling on an adjoining lot.
 - (b) The structure may not change the character of the neighborhood.
 - (c) The structure may not be of a height which casts a shadow onto adjoining property.
 - (d) If the grade of the property, slope of the roof, total impervious surface created by the proposed structure or any other factor raises an issue of stormwater runoff, the applicant shall obtain a report from a civil or environmental engineer showing the proposed structure will not cause stormwater runoff onto adjoining properties.
 - (e) Before construction of the accessory structure the applicant must establish a greenbelt which blocks the view of the accessory structure, to the greatest extent possible, from the road or from any principal dwelling on adjoining property within one hundred (100) feet of the proposed structure. The greenbelt must be completed to the satisfaction of the Zoning Administrator before construction of the accessory structure commences.
 - (f) For a lot which has no principal dwelling on which an accessory structure is permitted (Article 3.14.B.6 and B.7.), the accessory structure may not exceed fifteen (15%) percent of the lot size, subject to the conditions set forth above. *The notes refer only to B.7 which addresses lakefront lots, but B.6 is the section that addresses accessory buildings on lots without a principal. I think referencing both makes sense? I actually think that B.7 is specifically referring to only lots without a principal – so we should probably renumber that to be B.6.c rather than B.7?*

b. Without a Site Plan Review – R-1 (lots less than 5 acres), R-2, and R-M Districts.

- (1) The total floor area of the principal building and all accessory buildings shall not occupy more than thirty (30%) percent of the lot area.

- (2) Except for farm buildings, no accessory building shall have a total floor area in excess of the ground floor area of the principal building.
 - (3) The total floor area of all detached residential accessory buildings combined shall not exceed one thousand two hundred (1,200) square feet.
 - (4) No more than two (2) accessory buildings shall be allowed on one (1) parcel.
- c. **Without a Site Plan Review – R-1 (lots 5 acres or larger) EC, and FR Districts.**
- (1) The total floor area of the principal building and all accessory buildings shall not occupy more than thirty (30%) percent of the lot area.
 - (2) The total floor area of all detached residential accessory buildings combined shall not exceed two thousand four hundred (2,400) square feet.
 - (3) No more than two (2) accessory buildings shall be allowed on one (1) parcel.
- d. **With a Site Plan Review – R-1 (lots less than 5 acres), R-2, and R-M Districts.** The following may be approved by the Planning Commission by means of a Site Plan Review provided the property meets all the minimum requirements of the zoning district, and the property owners within three hundred (300') feet of the subject property receive notice of such request a minimum of seven (7) days prior to the meeting in which the request is to be considered:
- (1) Detached accessory buildings larger than the floor area of one thousand two hundred (1,200) square feet.
 - (2) Detached accessory buildings larger than the floor area of the principal building.
3. **Height – All Districts.** Detached accessory buildings may be of a height no greater than the maximum height allowable in the district.
4. **Gazebos.** A detached gazebo shall be allowed as a Permitted Use in any district with site plan review by the Planning Commission. The gazebo shall not exceed fifteen (15') feet in height and one hundred fifty (150) square feet in area. The gazebo shall not be erected in the required greenbelt and shall meet all required setbacks of the principal building. A gazebo may be located in any yard.
5. **Boat Houses.** Boat houses shall not be allowed on any waterfront lot in the Township.
6. **Accessory Building without a Principal Dwelling.**
- a. **R-2 and R-M Districts.** In the R-2 and R-M Districts, an accessory building may be constructed only when there is an existing principal dwelling except as noted in [Section 3.23.F \(Undeveloped Lakefront Lots\)](#).
 - b. **R-1, FR, and EC Districts.** In the R-1, FR, and EC Districts, an accessory building may be constructed without a principal dwelling. Zoning Administrator approval is required. The standards

in subsections (1) and (2) below shall apply. A standard site plan meeting the requirements of **Section 5.3.C** shall be submitted to the Zoning Administrator for consideration. The Zoning Administrator may request Planning Commission review and approval on any application for an accessory building without a principal dwelling. If a deviation from the accessory building square footage requirement below is needed, the Planning Commission has the authority to approve such deviation. In the case of a request for deviation, the Township shall transmit notice of the request to property owners within three hundred (300) feet of the subject property a minimum of seven (7) days prior to the meeting in which the deviation request is to be considered.

(1) FR District and EC District.

- (a) The lot or parcel shall be a minimum of five (5) acres in size in the FR District and ten (10) acres in size in the EC District.
- (b) The accessory building shall not exceed two thousand four hundred (2,400) square feet in size.
- (c) The accessory building shall not contain living quarters (i.e.: bathroom, bedroom(s), or kitchen).
- (d) The accessory building shall have a permanent greenbelt that protects the accessory building from view from adjacent property owners and the road.
- (e) The accessory building shall never be used for commercial purposes.
- (f) The accessory building shall meet required principal building setbacks.

(2) R-1 District.

- (a) The lot or parcel shall be a minimum of (1) acre in size and shall meet the width requirements of the R-1 District.
- (b) The accessory building shall not exceed two thousand four hundred (2,400) square feet in size.
- (c) The accessory building shall have a maximum of fourteen (14') foot side walls.
- (d) The accessory building shall not contain living quarters (ie: bathroom, bedroom(s), or kitchen).
- (e) The accessory building shall not be used for commercial purposes.
- (f) Minimum side and rear setbacks shall be twenty (20') feet.
- (g) A front setback shall be maintained so as to permit a dwelling which meets the minimum dwelling unit size and setbacks.

(h) The accessory building shall have a permanent greenbelt that protects the accessory building from view from adjacent property owners and the road.

(i) An accessory building is not allowed on lakefront property without a dwelling.

7. **Lakefront Lots.** Where lakefront lots are shallow in depth or of substandard area, or where other special circumstances warrant, an accessory building may be permitted on a lot across the road from the principal building. Planning Commission review and approval is required. A standard site plan meeting the requirements **Section 5.3.C** shall be submitted to the Planning Commission for consideration. In this case, accessory buildings shall not be regulated by subsection 6 (above).

8. **Design of Accessory Buildings.** Accessory buildings shall be located in an area so as to blend in with the surroundings. The design of the building shall use materials, colors, textures, screening, and landscaping that will blend them into the natural setting and surrounding buildings. Existing mature tree growth and natural landforms on the site shall be preserved to the maximum extent possible.

C. Detached Accessory Buildings – C-1, C-2, C-M, C-F, I-1, and I-2 Districts.

Accessory Buildings in the C-1, C-2, C-M, C-F, I-1, and I-2 Districts shall be approved using the same site plan review procedure and standards as the principal building(s) as specified in **Article 5**.

D. Non-Traditional Storage Facilities/Shipping Containers.

1. Truck bodies, school bus bodies, manufactured homes, recreational vehicles, or other items built and intended for other uses shall not be used as permanent accessory buildings. Semi-trailers and shipping containers may be used as temporary storage for commercial and industrial uses in the commercial and industrial districts in the rear or side yard only for no more than ninety (90) consecutive days.

2. **Shipping Containers on Residential Lots.** Shipping containers shall be allowed to be used as accessory buildings for storage purposes only in the FR District. Shipping containers shall not be utilized for any accessory dwelling purposes. The shipping container shall not be visible from a public right-of-way or neighboring property at all times of the year.

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Adopted: _____ Published: _____ Effective: _____, subject to PA 110 of 2006 as amended.

Presque Isle Township
Ordinance No. _____ of 2023

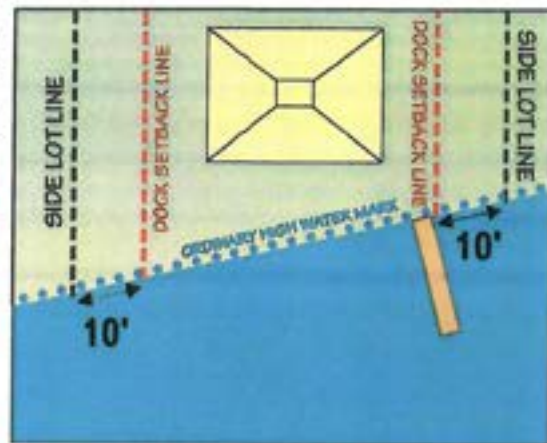
An ordinance to amend the Presque Isle Township Zoning Ordinance Article 3.

Presque Isle Township, Presque Isle County, Michigan ordains:

Section 1: Amendment to the Presque Isle Township Zoning Ordinance

That the Presque Isle Township Zoning Ordinance, Section 3.24 (Docks) is hereby amended to read as follows:

- A. All docks shall be placed far enough away from the side property lines such that no boat, hoist, or other attachment to the dock crosses the property line or the imaginary extension of the property line out into the water. For lots with at least forty (40) feet of water frontage, docks shall be set back at least ten (10) feet from the point of intersection of the side lot line and the ordinary high water mark. The Township only regulates dock placement at the ordinary high water mark and does not regulate the placement of docks on submerged bottomlands.
- B. Docks which do not conform to the ten (10) foot setback in subsection A and which are removed at the end of the summer season shall be set back ten (10) feet, as stated in subsection A, when they are reinstalled the next season.
- C. Owners of developed lakefront property are automatically allowed one (1) dock. Additional docks shall be permitted only after the property owner acquires a permit, at no cost, from the Zoning Administrator.
- D. The Michigan Department of Natural Resources (DNR) determines what is a navigational hazard and the DNR requires a permit for anything placed in the lake that is not a dock or swimming platform.



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Presque Isle Twonship
Planning Commission Meeting

December 4, 2023

Call to order: T. Guyer called the meeting to order 6:00 pm

Pledge of Allegiance was recited.

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

Agenda: Add Annual Report for the Board of Trustees under New Business, Motion to approve the agenda with the addition Annual Report, by L. Larkin 2nd T. Ludwig. Motion approved.

Approval of the Minutes of November 6, 2023, Motion made C. Paavola, 2nd by L. Larkin. Motion approved.

Correspondence: See attachment, Linda Taylor, and Chuck Austin.

New Business:

T. Guyer presented the Annual Report for the Board of Trustees meeting on December 11, 2023

Public Hearing: Proposed Presque Isle Township Recreation Plan.

Tom read several letters of items that should be considered for the Presque Isle Recreation Plan. J. Wiczorkowski explained Chapters of the Rec. plan.

K. Lutes and M. Tagliareni sent in correspondence.

Christina McEmber, from NEMCOG added her input as to some of the items to be considered and some not. Great input from the attendees.

Public Hearing was closed, and the Board put their concern and suggestions on the table.

Planning Commission made the motion to Recommend to the Board of Trustees to approve the Presque Isle Township Recreation Plan with changes by; L. Larkin, T. Ludwig seconded, Motion carried. The Presque Isle Township Recreation Plan will be presented to the Board of Trustees at the 12/11/2023 meeting for final approval.

Unfinished Business:

The Greenbelt Ordinance will come back to discuss, in the January 3, 2024, meeting.

Looking into Time of Transfer Ordinance (Septic-Wells)

Reports: Were read.

Adjourned 8:10 pm

Respectfully, Cynthia Paavola, Clerk

Next meeting will be January 3, 2024