

**PRESQUE ISLE TOWNSHIP
ZONING BOARD OF APPEALS MEETING
JANUARY 10, 2023 – 7:00 P.M.**

Call to order: The meeting was called to order at 7:00 pm. by Supervisor: S. Lang.

The Pledge of Allegiance was recited.

Roll Call: Members present: R. Kurkechian, D. Matuszak, C. Smith, S. Lang, Supervisor. Absent: B. Fay

Guests: None

Approval of Agenda: motioned to approve agenda with the addition of day and time of the meeting under New Business and move Election of Officers up to right now All ayes; agenda approved.

Election of Officers: R. Kurkechian nominated Drew Matuszak and Charles Smith as Chair of the Zoning Board of Appeals. Charles Smith seconded the motion for Drew Matuszak to be nominated chair of the Zoning Board of Appeals. S. Lang asked three times if there are any other nominations. With no other nominations, R. Kurkechian motioned to declare, by unanimous vote, Drew Matuszak as chair of the Zoning Board of Appeals. Seconded by Charles Smith. D. Matuszak nominated Charles Smith as Vice Chair to the Zoning Board of Appeals. D. Matuszak asked three times if there are other nominations. With no other nominations, R. Kurkechian motioned to accept Charles Smith as Vice Chair of the Zoning Board of Appeals. D. Matuszak seconded the motion. Roll call vote. All ayes; motion carried.
The Zoning Board of Appeals is seeking a new member.

Approval of the Minutes: (April 5, 2022) C. Smith motioned to approve the minutes as written. D. Matuszak seconded the motion. All ayes: motion approved.

Reports:
Zoning Administrator (Steve Lang)

TWP Board (Cynthia Paavola)

ZBA Liaison (Rick Kurkechian) (Please see attached report) R. Kurkechian also gave a synopsis of what has been going on with the Planning Commission over the past few months. He also commented on the latest Planning Commission meeting regarding the “Woods of Presque Isle” and that Rich Inger (via ZOOM) updated the commission that progress has been delayed on the condo project due to the cost of building products, difficulty in securing material and high interest rates. It was decided Rich Inger will give the Board of Trustees an update on the “Woods of Presque Isle” progress in the Spring of 2023. Hopefully, interest rates will be decreasing by then and supply chain issues will be resolved.

New Business:

- **Date and time of ZBA Meetings:**
Discussed as having two mandated meetings per year in the current bylaws. ZBA meetings are usually the first Tuesday in each quarter, unless a holiday falls on Monday. The schedule for 2023 was noted as: January 10, April 4, July 11, and October 3. D. Matuszak motioned to accept ZBA meetings for 2023 as January 10, 2023, April 4, 2023, July 11, 2023 and October 3, 2023 starting at 6:00 p.m. R. Kurkechian seconded the motion. All ayes; motion carried.
- **Zoning Board of Appeals Bylaws:**
D. Matuszak commented on Section 3 and possibly adding item “E”. He mentioned the five practical difficulties to approve a variance. It’s important to define a practical difficulty. Add to the bylaws as a way to be consistent of their approvals or denials of a variance. The five factors of a practical difficulty are:
 1. Are there unique circumstances that apply to the property?
 2. Is the variance consistent with the ordinance and fair to adjacent properties?
 3. The need for the variance is not self-created.
 4. The variance is the minimum necessary.
 5. Strict compliance with the zoning ordinance prevents the applicant from using the property as the permitted purpose.

In order to be consistent, it is important the ZBA uses the same set of criteria for all variances. Remember: the ZBA does or does not grant a variance to the homeowner but a variance to the land.

R. Kurkechian motioned to add letter “E” under Section 3 of the Duties of Zoning Board of Appeals to reflect the request is based on proof that a practical difficulty

exists as defined by the five points listed in the Zoning Board of appeals under Practical Difficulty in accordance with the Michigan Association of Planning procedure. C. Smith seconded the motion. All ayes. Motion carried.

D. Matuszak commented training should also be added to the Bylaws. Excellent ZBA training is provided through the Michigan Association of Planning. D. Matuszak took the Planning and Zoning Essentials and indicated it was an excellent class.

R. Kurkechian would like to attend this class as well as C. Smith. S. Lang will send information on meetings that they can do by ZOOM. Planning and Zoning Essential training is scheduled for March 21 and March 22, 2023. S. Lang will sign up Charles and Rick for this upcoming training. Add continuing education in the bylaws.

D. Matuszak motioned to add to the ZBA Bylaws that all members must participate in at least one training session per year that is related to the duties of the ZBA. Any new member shall, as soon as possible after being appointed a member of the ZBA, participate in a class which defines the duties and responsibilities of the ZBA. R. Kurkechian seconded the motion. All ayes; motion carried.

Adjournment: With no further business to discuss; the meeting was adjourned at 7:40 pm.

Meeting Reminder: The ZBA will meet again on April 4, at 6:00 p.m.

Respectfully submitted: Bev Huard, Administrative Assistant

Planning Commission - January 10, 2023: notes to ZBA

September 2022 through January 23

September 2022

- Proposed change to PI Township Ordinance, "Measurement of Building Height". Motion made and carried to redefine building height restrictions to 30' measured from the established grade to highest ridgeline of the roof. Motion passed 4 to 1.
- Standards for Approving a Request for Zoning Change-motion made to amend Section 10.3 to add following: adequacy of public services, traffic volume, identifiable public need and citizen opposition. Motion passed, all ayes.
- The Woods at Presque Isle: Master Deed, Bylaws and Subdivision Plan were forwarded by the condo attorney to Township attorney, Tim Gulden. Mr Gulden reviewed and approved all documents. T. Guyer motioned to recommend that the TBT approve the final Condo Subdivision Plan with condition that applicant submit letters of approval from local, county and state agencies to the TBT. (Kurkechian recused from voting) motion carried.

October 2022

- Discussed with property owner, S. Ison, issues surrounding his camping on building site while waiting for contractor availability. Violation was issued by Zoning Administrator. Further discussions ensued. More to follow.
- T Guyer suggested to include in bullet point fashion, information regarding certain township ordinances in the winter tax mailings, ie. Short term rentals, quiet hours, light ordinance, fireworks and greenbelt ordinances.

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Respectfully submitted: Bev Huard, Administrative Assistant

November 2022

- T. Guyer initiated a review of the Planning Commission ByLaws. Update and amend as needed.
- T. Guyer furthers the review of the Master Plan via survey which will go out for public input.
- Finalized November newsletter to include most common ordinance complaints.
- Plans initiated to update Township website for ease of use and redundancy.
- T. Guyer issues statement regarding the S. Ison issue. Says PC cannot issue a good faith agreement.

December 2022 (Kurkechian absent)

- T Guyer drafted the Planning Commission Annual Report per PC Bylaws.
- T Guyer discussed the PC Bylaws and indicated the Bylaws have language that doesn't apply to the current commission. PC has reviewed and made recommended changes.

January 2023

- PC discussed habitual offenders of blight and unfinished buildings in the township. Support exists to explore a process to bring these offenders to compliance, possibly stiffer penalties. T Guyer asked Kurkechian to contact Denise Cline at NEMCOG for guidance regarding an "infraction type committee".

- Re-elected PC officers
- R. Kurkechian to contact Denise Cline at NEMCOG regarding some additional language regarding “special consideration times” for fireworks.
- R. Inger (Developer of the Woods at Presque Isle) provided an update for PC regarding progress. T. Guyer asked if he would update e.v.o. month.

Respectfully submitted-

Rick Kurkechian

Presque Isle Township
Zoning Board of Appeals Meeting Minutes
April 4, 2023 at 6:00 p.m.

Call to order: The meeting was called to order at 6:00 pm. by Drew Matuszak

The Pledge of Allegiance was recited.

Roll Call: R. Kurkechian, D. Larkin, D. Matuszak, C. Smith, S. Lang, Supervisor
Absent: B. Fay

Guests: None

Approval of Agenda: R. Kurkechian motioned to approve the agenda with the addition of “Secretary” under “Old Business.” D. Larkin seconded. Roll call vote. All ayes; motion carried.

Approval of the Minutes: (January 10, 2023) R. Kurkechian motioned to approve the minutes as written. D. Larkin seconded the motion. All ayes: motion approved.

Comments from Audience: N/A

Correspondence: N/A

Old Business:

Secretary: R. Kurkechian nominated D. Larkin to be secretary of the Zoning Board of Appeals. B. Fay seconded the motion. Roll call vote. All ayes: motion carried. D. Larkin is the new secretary of the Zoning Board of Appeals.

New Business:

1. Review Types of Variances (Use, Dimensional, Administrative)
Please see attached.
2. Review Practical Difficulty Components Used to Grant or Deny a Variance
Please see attached.

Reports:

ZBA Liaison (Rick Kurkechian) (Please see attached report.)

Comments from Audience: N/A

Adjournment: With no further business to discuss, the meeting was adjourned at 7:00 pm.

Meeting Reminder: The ZBA will meet again on July 11, 2023, at 6:00 p.m.

Respectfully submitted: Notes from S. Lang. Typed by Bev Huard,
Administrative Assistant

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Respectfully submitted-

Rick Kurkechian

Presque Isle Township
Zoning Board of Appeals Meeting Minutes
July 11, 2023 at 6:00 p.m.

Call to order: The meeting was called to order at 6:00 pm. by Chair, D. Matuszak

Pledge of Allegiance: The Pledge of Allegiance was recited.

Roll Call: R. Kurkechian, D. Larkin, D. Matuszak, C. Smith, S. Lang, Supervisor
Absent: Bill Fay

Guests: L. Taylor, S. Pauly, S. Kath

Approval of Agenda: R. Kurkechian motioned to approve the agenda with the removal of reports. C. Smith seconded the motion. Roll call vote. All ayes; motion carried.

Approval of the Minutes: (April 4, 2023) R. Kurkechian motioned to approve the minutes as written. D. Larkin seconded the motion. All ayes: motion approved.

Comments from Audience: N/A

Public Hearing:

D. Matuszak opened the Public Hearing at 6:10 p.m.

1. S. Lang indicated S. Pauly requested a variance to build an accessory structure on less than one acre of property in an R-1 District. The majority of the parcel is in Presque Isle Township (.667%) and the rest of the parcel is in Krakow Township (.03%). Krakow has already issued a building permit. The practical difficulty is the parcel in Krakow.
2. D. Matuszak opened the Public Hearing for comments from the owner of the property. S. Pauly indicated the trees will remain on the property and a substantial greenbelt will exist except to remove a couple trees for a driveway.
3. The audience and Zoom participants were given the opportunity to ask questions and/or comments. L. Taylor discussed these small lots around Macomber Island were zoned R1 and the Planning Commission didn't realize, at that time, that the parcels were under an acre in size. The property owners did not create the practical difficulty – the Township did.

4. D. Matuszak Closed the Public Hearing for Deliberations.
After a lengthy discussion by the members of the Zoning Board of Appeals regarding the lots on Macomber Island, the surrounding lot sizes being under one acre and the fact the parcel number in question sits in two different townships, they realized the practical difficulty was not created by the owner. The ZBA then spent a considerable amount of time wording the motion below.

On 7/11/23, D. Matuszak motioned to grant a variance to build an accessory structure on less than one acre on parcel number 122-030-000-002-01 in Presque Isle Township, which meets all Presque Isle Township ordinance requirements and is contingent upon the Krakow Township approval of parcel number 061-025-000-071-01 with verification of compliance with the zoning administrator. Roll call vote. All ayes; motion passed.

D. Matuszak closed the Pauly Public Hearing at 6:48 p.m.

D. Matuszak opened the Kath Public Hearing at 6:49: p.m.

1. S. Lang opened the hearing with Mr. Kath's request for a variance to build a two-car garage with a one-foot setback rather than a five-foot setback to comply with the Township ordinance.

R. Kurkechian motioned to approve Mr. Kath's application and grant him the one-foot setback variance at 17633 Birch Street. D. Matuszak seconded the motion.

A discussion was held on what options are available to Mr. Kath to be able to build a garage on his property. One option was to attach a single car garage to the house or construct a longer, narrow garage to satisfy the setback requirement.

2. Mr. Kath is a year-round resident and commented the longer, narrow garage would be inconvenient due to moving cars around to get out of the garage and would be too far away from the house.
3. D. Matuszak gave the opportunity for the audience and Zoom participants to comment on this request. There were none.
4. Drew Matuszak closed the Public Hearing for deliberations at 6:57 p.m.
After further discussion regarding the setback request, the ZBA voted on the motion above. Roll call vote. All nays; motion denied.

Updates:

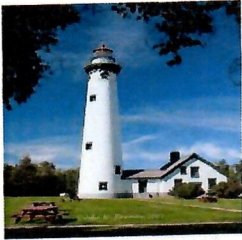
Zoning – S. Lang reported he has been busy with short-term rental applications, blight, tickets and zoning requests.

Planning Commission: R. Kurkecian indicated two applicants requested the Planning Commission to have extensions put on their accessory buildings. Both in R-2 district and on large lots. The Planning Commission debated on how to address approval or denial of variances to increase the square footage, which resulted in postponing this public hearing. The Planning Commission needs time to agree on how many square feet accessory structures should be, without a variance in the future.

Adjournment: With no further business to discuss, the meeting was adjourned at 7:18 p.m.

Meeting Reminder: The ZBA will meet again on Tuesday, October 3, at 6:00 p.m.

Respectfully submitted: Bev Huard, Administrative Assistant



PRESQUE ISLE TOWNSHIP
Zoning Board of Appeals Meeting
October 3, 2023 @ 6:00 pm

Call to Order: D. Matuszak called to the meeting to order at 6:00 p.m.

Pledge of Allegiance: The Pledge was recited.

Roll Call: D. Larkin

Approval of Agenda: B. Fay motioned to approve the agenda as written. C. Smith seconded the motion. All ayes; motion carried.

Approval of Minutes: (July 11, 2023) C. Smith motioned to approve the minutes as written. D. Larkin seconded the motion. All ayes; motion carried.

Audience Members: two residents – 1 zoom

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

Correspondence:

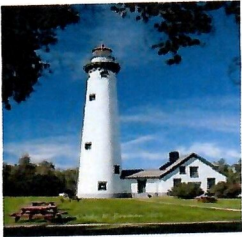
New Business: D. Matuszak open the Public Hearing at 6:10 p.m.

- Mr. David Hendrickson has requested a variance to build an accessory structure 7.5 feet from the property line rather than the minimum of 10 feet.
- Zoning Administrator Narrative: Proposed garage is 760 square feet and is requesting a set back of 7.5 feet rather than 10 feet.

D. Matuszak read a letter from the Hendrickson's neighbor in support of the 7.5 setback variance.

- Mr. Hendrickson Justification and Comments: The setback variance is only on one side of the two-car garage he would like to build. The garage will match his newly renovated home. He requires the setback variance to get the car into the garage. He appreciates any consideration the committee can give him.
- ZBA Questions and Comments: Questions were reviewed about placement of the garage and other ideas were discussed where the garage could be moved plus the elevation of his property was discussed as to garage height being higher than the house. An option would be to build a narrow, longer garage.
- D. Matuszak closed Public Hearing for ZBA Deliberations and Decision at 6:25 pm.

D. Matuszak motioned to allow a dimensional side variance of R2 parcel 122-260-000-005-01 located at 19952 Evergreen Road on 7.5 feet on the west side of the property line for the construction of an accessory structure. B. Fay seconded the motion. After a lengthy discussion of granting variances due to problems with the land, the evaluation of the rules for the property - not for the neighbors that are living there now, as neighbors may change. There are other options the



PRESQUE ISLE TOWNSHIP
Zoning Board of Appeals Meeting
October 3, 2023 @ 6:00 pm

owner may consider. A practical difficulty for the property was not confirmed. Roll call vote. D. Larkin - Nay, B. Fay - Nay, D. Matuszak - Nay, C. Smith Nay. The motion was denied.

Up Dates:

- General Comments from ZBA Members D. Larkin - N/A, B. Fay indicated he hasn't had training lately. D. Matuszak reported his term ends 12/31/23. He will not renew his term limit and will move on to other activities. C. Smith thanked Drew for his service.
- Zoning Administrator Update: S. Lang reported he is involved in a lawsuit with a resident that stated their constitutional rights were violated by posting a stop-order on their building project.
- Planning Commission: R. Kurkechian-not present. Please see attached report.

Adjournment: D. Matuszak adjourned the meeting at 6:54 pm

Meeting Reminder: The next Zoning Board of Appeals committee will meet again on January 9, 2024 at 6:00 pm.

PRESQUE ISLE TOWNSHIP
APPLICATION FOR:

<u>Check One</u>	<u>Cost</u>
<input type="checkbox"/> Rezoning	\$250.00
<input type="checkbox"/> Site Plan Review	\$50.00 Simple - At cost if professional service needed
<input type="checkbox"/> Planned Unit Development	\$100.00 app. - \$200.00 Prelim Review - \$200.00 Final
<input type="checkbox"/> Special Use Permit	\$25.00
<input checked="" type="checkbox"/> Variance & Appeals	\$800.00 - Special Variance Meeting (Outside a Quarterly Meeting) \$150.00 quarterly meeting (Any additional professional fees to be paid by the applicant)
<input type="checkbox"/> Lot Split	See Lot Split Division Form

Applicant:

Name DAVID HENDRICKSON
Address 54807 JOSEPH RONALD MACCOMB, MI. 48042
Phone 586-344-7038
Owner:
Name DAVID HENDRICKSON
Address 54807 JOSEPH RONALD MACCOMB, MI. 48042
Phone 586-344-7038
Property:
Address 19952 EVERGREEN RD. PRESQUE ISLE, MI. 48077
Location NEAR DAULT - EVERGREEN
Parcel # 122-260-000-005-01
Current Zoning District R-2
Requested Zoning _____
Property Size _____
Legal Description LOTS 45 - 25' OF LOT 6 IN TRINGLEWOOD SUBDIVISION

I hereby grant permission for members of the Presque Isle Township (Planning Commission), (Board of Appeals), (Township Board) to enter above described property for the purpose of gathering information related to this application. (This is optional and will not affect any decisions on your application).

Signature [Signature]

Date 8/30/23

NOTE: Fees cover Publications, Mailings, Legal Costs and Committee Costs.

VARIANCE

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

A PREVIOUS APPLICATION HAS/HAS NOT (CIRCLE ONE) BEEN MADE WITH RESPECT TO THESE PREMISES IN THE LAST 15 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: MAY 2008 ACTION REQUESTED:

SIDE YARD SET BACK VARIANCE FROM 10' TO 7.5'
DECISION: APPROVED X 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:

I HAVE A MORTGAGE THROUGH: HUNTINGTON BANK MORTGAGE
P.O. Box 187661
COLUMBUS, OH. 43218

C. PRESENT USE OF PROPERTY: 2ND HOME

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.

E. ATTACH A SITE PLAN, DRAWN TO THE SCALE SPECIFIED AND ALL OTHER INFORMATION REQUIRED BY ARTICLE 17 SECTIONS 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.

G. ESTIMATED DATE CONSTRUCTION WILL BEGIN: SPRING 2024

H. ESTIMATED COMPLETION DATE OF CONSTRUCTION: MID SUMMER 2024

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

J. STATE THE VARIANCE NEEDED:

REQUESTING A SIDEYARD SET BACK
VARIANCE FROM 10 FOOT REQUIREMENT TO 7.5 FEET.
PREVIOUSLY REQUESTED AND GRANTED IN 2008 BUT NEVER USED.

K. STATEMENT OF JUSTIFICATION FOR REQUESTED ACTION:

SEE ATTACHED.

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

SEE ATTACHED

III. IMPACTS ON ADJACENT PROPERTIES AND THE NEIGHBORHOOD:

1. WHAT IMPACTS ON ADJACENT PROPERTY ARE ANTICIPATED? _____

NO IMPACT

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

NO IMPACT EXPECTED

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

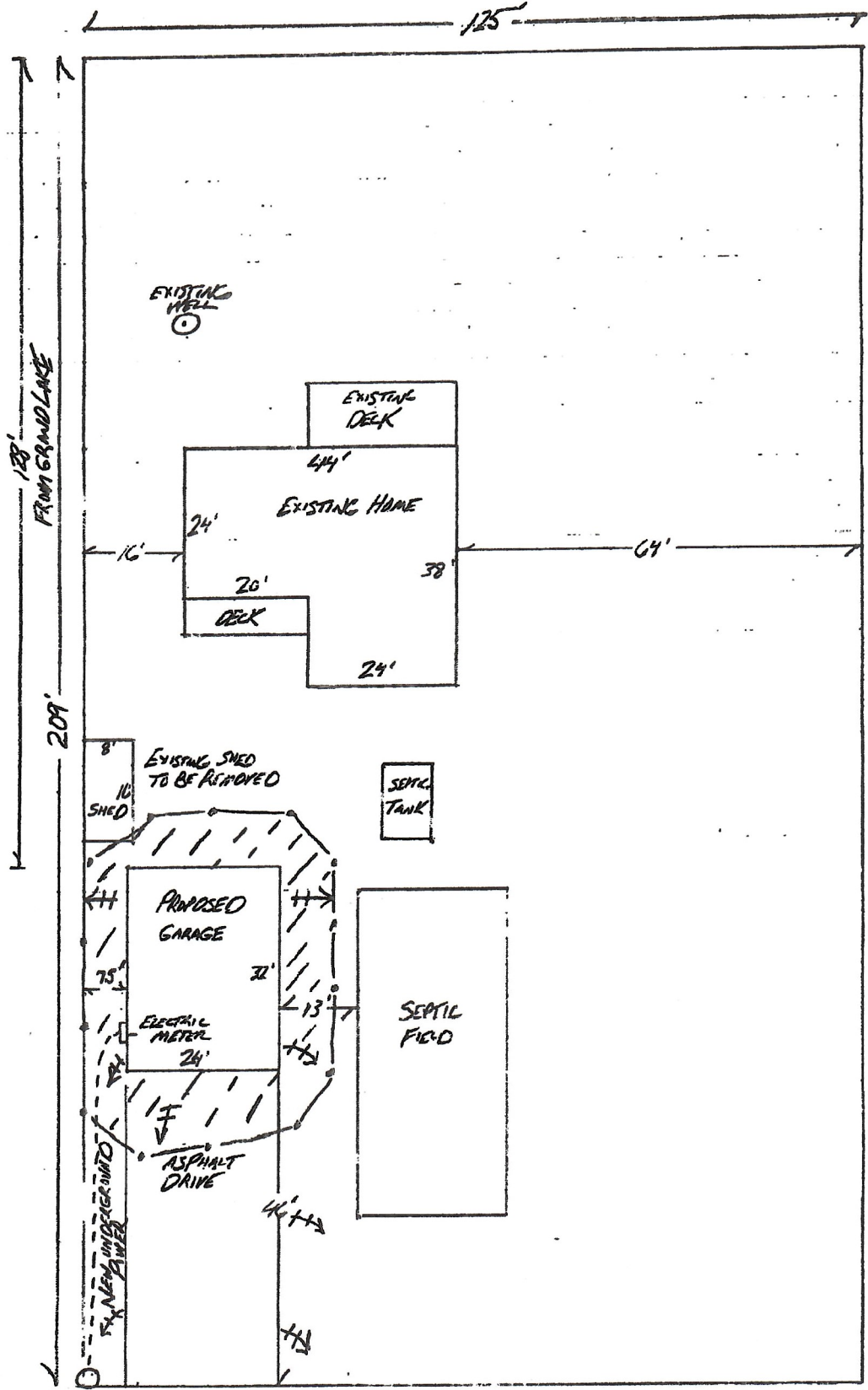
I BELIEVE THE PROPOSED IMPROVEMENT WILL
HELP ENSURE PROPER SPACING BETWEEN
PROPERTIES

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

N/A

GRAND LAKE

1" = 24'
↑
N



1992 EVERGREEN HIGHWAY
PRESQUE ISLE TWP.

LEGEND

- ⇨ = DIRECTION OF DRAINAGE
- ▨ = LOCATION OF EARTH OPEN
- = BURIED POWER LINES
- o-o = SILT FENCE

DISTURBED SOIL FROM FOOTING
EXCAVATION LEFT WITHIN SILT FENCE AREA

PREPARED BY: DAVID MENDRICKSON (PROPERTY OWNER)
D.M.

Statement of Justification for Requested Action:

I am asking to reduce the side yard setback on my lot from 10 feet to 7.5 feet to construct a 24-foot wide garage and still have the ability to drive between the garage and the septic field for future maintenance purposes. I previously requested and was granted this variance in 2008, but I did not use the variance at that time, and since I did not obtain a building permit within a year, the variance expired.

Since that time, I have continued to improve the property by adding an addition and completely renovating the existing home. To continue with my beautification process, I would like to add a garage to match the house and be able to store items that are now left on the property. I believe the improvement will be positive for the neighborhood and the Township.

State Specifically The Reasons Why This Variance Request Should Be Approved:

Improving the property and beautifying the lot by providing adequate storage with a building that compliments the newly renovated house is one of the reasons for needing the variance. When considering what would be important to the Township and my neighbors, I reviewed what impacts moving the building 2.5 feet closer to the property line than is allowed would have. As a part of this process, I discussed the proposal with my neighbor, Ron Mischley, at 19926 Evergreen. Ron lives directly east of me and shares the property line where the variance is requested. Mr. Mischley had previously provided his support when I initially asked for the variance in 2008 and has provided a letter of support for this request, which I have attached.

Ron and I are good friends and help each other frequently on each other's properties. We have discussed drainage and agreed to ensure all drainage works correctly between both properties. There is a privacy fence on the property line, which I plan to improve. Still, the fence now provides screening between our properties, which helps reduce any potential impact.

I am requesting the variance to provide enough room between the drain field and the proposed garage to drive a vehicle through.

Dear Presque Isle Zoning Board Members,

I am aware that my next-door neighbor, David Hendrickson of 19952 Evergreen is requesting a side yard setback variance to reduce the required setback from 10 feet to 7.5 feet on the property that borders mine.

I have discussed the request with Dave and understand his need for the variance to provide vehicle access to his property while at the same time, he builds an average 24-foot wide garage. I also discussed the garage building and believe it will be tastefully completed to match the existing home and provide storage, which he does not currently have.

I do not believe the requested variance will impact my property or the neighborhood.

I fully support Dave's request for the reduced side yard setback variance.

If you have any questions feel free to call me.

Sincerely,

Ronald P. Mischley
9/1/23

Ron Mischley

19926 Evergreen Rd.
Presque Isle Twp., MI. 49777
989-657-3579

ZBA MEETING HELD ON 10/3/2023

Motion without Conditions

I make a motion to approve the site plan presented and submitted by:

(Applicants name)

MR. DAVID HENDRICKSON

For: (state what they are asking for in application) ALLOW A DIMENSIONAL SIDE VARIANCE FOR R2 ZONED PARCEL #122-260-000-005-01 LOCATED AT 19952 EVERGREEN RD OF 7.5 FEET ON THE WEST SIDE OF THE PROPERTY LINE FOR THE CONSTRUCTION OF AN ACCESSORY STRUCTURE.

As detailed in application for the property known as: (name of business)

19952 EVERGREEN RD, PRESQUE ISLE, MI

(Property ID #) PARCEL #122-260-000-005-01

MOTION BY DREW MATUSZAK, SECOND BY BILL FAY. MOTION DENIED BY A VOTE OF 4 "NO" AND 6 "YES". DISCUSSION PROVED THAT MULTIPLE OPTIONS TO CONSTRUCT AN ACCESSORY STRUCTURE WITHOUT VIOLATING THE ORDINANCE EXIST. NO PRACTICAL DIFFICULTY WITH PROPERTY EXISTS. SUBMITTED BY CHAIR OF ZBA DREW MATUSZAK

Planning Commission Notes to ZBA

July – Sept 2023

Submitted 9/27/23

July 17th Special Meeting- Accessory Buildings

Chairman asked for size limitations opinion from PC members. Three were submitted. 4 to 1 vote to adopt the following:

An accessory building in R-1/R-2 may not exceed a size of 20% of the unoccupied space of the total lot size. The total floor area of the principal building and all accessory buildings shall not occupy more than 30% of the lot area. Other conditions apply, see website for details.

August 7th PC Meeting

PC review 3 site plans, all for additions to existing pole barns. All were approved.

Brief discussion (greater discussions to follow) surrounding a consideration for a Time of Transfer ordinance. T of T ordinance would require septic and well inspection at time of sale of all water front properties in Township.

September 6th PC Meeting

Presentation by Mike Mahler, Dir of Economic Development regarding “needs” of this area. In response to updating the Master Plan.

Significant discussion surrounding recreational gun fire on Brown Island and the dangers of stray bullets.

PI Sheriff and DNR will address at next PC meeting.

Discussion and planning took place regarding some additional changes to the PI Township Ordinances, Public hearing will be required.

Kevin Prevost, Dir of NE Michigan Department of Health will address topic of Time of Transfer septic and well inspections at October 2nd meeting.

Respectfully submitted-

Rick Kurkechian