



PRESQUE ISLE TOWNSHIP
Planning Commission Minutes
February 5, 2024 - 6:00 p.m.

Call to Order

6:00 PM

Pledge of Allegiance

Pledge was recited.

Roll Call

R. Kurkechian, T. Guyer, T. Ludwig and C. Paavola were present. L. Larkin was absent. Zoning Administrator, Steve Lang, was also in attendance.

Approval of Agenda

S. Lang presented an addition to the Agenda under New Business: Discussion of a new cell tower. Motion made by T. Ludwig to approve Agenda with the addition; seconded by R. Kurkechian; approved by all.

Approval of Minutes 1.3.24

Motion made by C. Paavola to approve the Minutes from 1/3/24 as written; seconded by T. Ludwig; approved by all.

Audience Comments

No comments.

Unfinished Business

a. Brown Island Firearm Discharge

Brown Island Firearm Discharge: After failing to receive a response from the owners of Brown Island, the Planning Commission is recommending a resolution from the Township Board of Trustees which will ask the DNR to commence the process of determining whether there should be any restrictions on firearm discharges on Brown Island. All approved the recommendation.

b. Discussion of Potential Time of Transfer Ordinance (Septic – Well)

Potential Time of Transfer Ordinance: While the new ordinance is based on a similar ordinance in Milton Township, the Commission discussed making the following changes: 1. ~~Testing would not be required immediately.~~ 2. Testing would be limited to septic tanks within 500 feet of a river, lake, or stream. 3. Failed inspections would be given 6 months to remedy. If the transfer is taking place in the winter months when the ground is frozen, the cost of the remedy would have to be put in escrow. 4. ~~The houses within the Presque Isle Harbor Association would not be subject to inspection since they have a private water supply system which is regularly tested.~~ 5. Real estate service providers will also be subject to penalties if they violate the



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ordinance. 6. Section 11 will no longer include “Private Cause of Action”.

The Commission will be inviting the Environmental Health Director, Kevin Prevost, to attend the March 4th meeting to discuss the ordinance and the proposed changes. A public hearing will be scheduled in May after Mr. Prevost has provided his recommendations.

New Business

a. C-1 Draft

C-1 Ordinance Draft: A public hearing on C-1 will be held in March. The Commission agreed to require flea markets in C-2 to obtain a Special Use Permit. S. Lang will be sending the Permitted and Special Uses page to the Master Plan Advisory Committee for their input prior to the next meeting.

b. Discussion of New Cell Tower

Discussion of New Cell Tower: S. Lang has received a land survey and site plan for a 190-foot Verizon cell phone tower to be built on a Township parcel on US-23. The builder plans to start construction in May and be operational by August. The plan is currently under review by the FAA. A public hearing is tentatively planned for April 1st. S. Lang will be sending a comprehensive site plan to the applicant.

Zoning Administrator Report – Steve Lang

Report Attached.

Township Board Report – Cynthia Paavola

Report Attached.

ZBA Liaison Report – Rick Kurkechian

Report Attached.

Adjournment:

7:04pm

Meeting Reminder:

The next PC meeting is scheduled for March 4, 2024 at 6pm.