



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

Call to Order

6:00 PM

Pledge of Allegiance

Pledge was recited.

Roll Call

Present: Chair Tom Guyer, Vice Chair Lisa Larkin, Secretary Tom Ludwig, Board Liaison Cynthia Paavola, and member Dick Lefevre. Township Supervisor and Zoning Administrator Stephen Lang was also in attendance.
Absent: None.

Approval of Agenda

A motion was made by Larkin, supported by Ludwig, to approve the agenda with one addition made by Guyer: "Master Plan Update" was added to Unfinished Business. All ayes. Motion carried.

Approval of Minutes (6/3/24)

A motion was made by Larkin, supported by Ludwig, to approve the minutes from the June 3rd meeting. All ayes. Motion carried.

Comments from the Audience: (3-minute limit per audience member)

The commission heard from two (2) audience members.

Correspondence:

Lefevre received one (1) item regarding the potential time of transfer ordinance.

Unfinished Business:

- a. **Wind and Solar Workable Ordinance**
- b. **Continuing Discussion of Potential Time of Transfer Ordinance (Septic-Well)**
- c. **Brown Island Firearm Shooting**
 1. **Inspections**
 2. **Noise Ordinance (attached)**
- d. **Master Plan Update**

Wind and Solar Workable Ordinance: The commission considered a revised solar and wind workable ordinance which had been submitted by Denise Cline, Chief Planner and Deputy Director of the Northeast Michigan Council of Governments (NEMCOG). The updated document included the changes that had been requested by the commission at the June meeting. After reviewing the latest draft, the commission agreed on two other modifications. First, they determined that accessory solar panels should be changed from permitted to special use. Second, they agreed that battery storage would be added to the I-1 Industrial district.

Guyer stated that he would ask Cline to incorporate the latest revisions into a final version and draft a notice of



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

public hearing for publication. The public hearing will take place at the September 3rd meeting.

Continuing Discussion of Potential Time of Transfer

Ordinance: Lang reported that he was unable to get in touch with Mr. Hall of Hall's Serv-All septic service.

Guyer stated that he would like to bring in Presque Isle County prosecutor Ken Radzibon to speak with the commission on how they could enforce a time of transfer ordinance.

Guyer next gave a brief summary. He explained that the commission has been considering two potential triggers for mandatory septic inspections: time of transfer vs. a baseline inspection for any home without a septic permit. He then asked the commission members which they would prefer.

Paavola pointed out that an influx of inspection requests would be difficult for the health department to fulfill. She stated that she would prefer to focus on septic systems that don't have a permit.

Ludwig stated that he would be in favor of inspection at the time of transfer.

Larkin agreed with Ludwig but stated that "time of transfer" should include all deed transfers, not just sales. Otherwise, she argued, homes that just get passed down to family members would never require inspection.

Lefevre also agreed that time of transfer would be best.

Guyer reminded the commission that District 4 Environmental Health Director Kevin Prevost recommended baseline inspections since septic systems without permits are most likely to fail. Guyer added that he was personally in favor of both time of transfer and baseline inspections.



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

Lang then suggested that the ordinance could be written to require time of transfer inspections initially and allow for baseline inspections in the future. He argued that in doing so, the health department wouldn't be so overwhelmed when the ordinance goes into effect. Ludwig agreed.

Larkin pointed out that it would also give the health department time to increase their staff if needed.

Guyer then confirmed that the commission members all agreed on a time of transfer ordinance for septic systems within 300 feet of a lake river or stream. He also affirmed that the ordinance would state that within four years, there would be mandatory inspections for septic systems without permits. The commission agreed.

Guyer then said that he would like to get an experienced septic contractor to speak with the commission at the next meeting in addition to the Presque Isle County prosecutor. Guyer stated that he would get in touch with the prosecutor. Lang said he would contact Alpena Septic.

Brown Island Firearm Shooting: Lang reported that the groundskeeper for Brown Island has offered to take him to the island to inspect the target shooting range which residents had complained about. He stated that other members of the commission were welcome to join him. Lang added that he has called off the DNR's involvement in the matter since the owners were now cooperating.

Lang next suggested an amendment to the township noise ordinance which would add a restriction for target shooting. The ordinance currently allows for loud noise between 7am and 11pm.

Guyer asked if there had been any recent complaints. Lang said there hadn't been. Lang added that Michigan laws allow hunting from dawn to dusk. He argued that while they can't interfere with state hunting laws, they could restrict times for target shooting.



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

Guyer then asked the commission members what a reasonable restriction for target shooting should be.

Ludwig cited the noise regulation for wave runners.

Larkin asked why they must change the ordinance if there haven't been any complaints.

The commission finally concluded that they would leave the noise ordinance as it is for now.

Master Plan Update: Guyer reported that the final draft of the Master Plan is almost complete. Some of the photographs within the document are being replaced because they don't reflect Presque Isle Township. Local photographers are providing images that will be used instead. Guyer added that once the Master Plan Advisory Committee has finished reviewing the final draft, it will be brought to the planning commission for approval and an eventual public hearing.

Paavola praised the Master Advisory Committee for their hard work and good judgement.

Lang asked if the current draft should be put on the website. Guyer said to wait for the final draft before doing so.

New Business:

None.

Reports:

Zoning Administrator – Steve Lang

Report attached. Lang also discussed items which were not in his report including:

- An outdoor furnace complaint
- A complaint about bushes obstructing lake views.
- His work with Township Counsel Tim Gulden to get a home condemned.
- Updates on the new Verizon cell phone tower.



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

Board Liaison – Cynthia Paavola

Reports attached.

ZBA Liaison Report – Tom Guyer

Guyer asked Lefevre and Ludwig to consider being Liaison to the Zoning Board of Appeals. (The seat has been vacant since the resignation of Rick Kurkechian.) Guyer then reported that the ZBA considered a variance request at their meeting on July 2nd. Homeowners were requesting a variance from the required 50-foot setback from the ordinary high-water mark to build their new residence. The variance request was denied. The owners have since submitted a new plan which was approved.

Audience Comments: (3-minute limit per audience member)

The commission heard from six (6) audience members.

Adjournment:

6:52pm.

Meeting Reminder:

The next PC meeting is scheduled for Tuesday, September 3rd at 6pm.