

PRESQUE ISLE TOWNSHIP
Planning Commission Minutes - Draft
September 3, 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 as written. All ayes. Motion carried.

Approval of Minutes (8/5/24)

A motion was made by Lefevre, supported by Larkin, to approve the August 5th meeting minutes. All ayes. Motion carried.

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

The commission heard from Presque Isle County Board of Commissioners Chairman John Chappa who commended the planning commission for its work.

Correspondence:

None.

Public Hearing:

a. Wind and Solar Workable Ordinance

Wind and Solar Workable Ordinance: Guyer opened a public hearing for consideration of Ordinance 12 of 2024 which amends the Presque Isle Township Zoning Ordinance sections related to solar, wind, and battery energy systems. Guyer began by explaining the public hearing process to the audience. He next gave a summary of the ordinance and discussed some of the safeguards it will provide to the township in comparison to Public Act 233. He then asked if any commissioners had received correspondence regarding the issue. None had. He next asked for audience comments. When no comments were made, the public hearing was closed, and the commission began deliberations. Guyer started by asking the commissioners for their thoughts on the ordinance. Ludwig expressed his

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support. Lefevre stated that he thought the ordinance was thorough and would offer greater protections for the township than what Public Act 233 allows. Larkin agreed. When there were no more comments from the commissioners, Guyer asked for a motion. A motion was made by Lefevre, supported by Ludwig, to approve Ordinance 12 of 2024. Roll call vote. All ayes. Motion carried. Guyer then confirmed with Lang that the ordinance would be sent to the Presque Isle County Planning Commission for a 30-day review before it is adopted by the Board of Trustees.

Unfinished Business:

- a. Continuing Discussion of Potential Time-of-Transfer Ordinance (Septic-Well)**
- b. Grand Lake Water Testing Update**
- c. ZBA Liaison**

Continuing Discussion of Potential Time-of-Transfer Ordinance: Lang stated that he was unable to get a septic contractor from Alpena Septic or Hall's Serv-All to speak with the commission. Guyer stressed the importance of speaking with a septic contractor before drafting an ordinance and asked each commissioner to assist in finding one. He also stated that he would ask the presumptive Presque Isle County Prosecutor-elect Zakary McClennan to speak with the commission on how a time-of-transfer ordinance would be enforced if it was adopted.

Grand Lake Water Testing: Michigan Clean Water Corps volunteer Mary Anne McCoy reported that she has completed her water testing of Grand Lake for the year. The project included monitoring the Secchi depth to determine water clarity and quality, taking water samples to test for phosphorus levels, and looking for invasive plants. McCoy stated that she expects to have the water test results by November and will share them with the commission. The findings will establish a baseline for all future testing. She also reported that no invasive plants were found in Grand Lake, including phragmites. McCoy added that she intends to conduct further testing next year. She also stated that she will be inquiring about boat cleaning stations which could be used to remove aquatic invasive species from the exterior of boats before



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launching. Not all the boat launches on Grand Lake have them.

ZBA Liaison: Guyer agreed to remain on the Zoning Board of Appeals as a liaison for the remainder of 2024 while Ludwig and Lefevre consider the appointment.

New Business:

a. Master Plan Approval

Master Plan Approval: Guyer praised the Master Plan Advisory Committee and all other contributors who assisted in completing the final draft. When no further comments were made, Guyer made a motion, seconded by Larkin, to transmit the Master Plan final draft to the township board to recommend distribution to adjacent municipalities and required entities for a 63-day review. Roll call vote. Yes: 5. No: 0. Motion passed.

Reports:

Zoning Administrator – Steve Lang

Report attached.

Board Liaison – Cynthia Paavola

Report attached.

ZBA Liaison Report – Tom Guyer

There has been no meeting since the last report. The next ZBA meeting is scheduled for October 1st, 2024, at 6pm.

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

The commission heard from Commissioner John Chappa who offered another commendation for the commissioners' efforts.

Adjournment:

6:40pm.

Meeting Reminder: The next PC meeting is scheduled for Monday, October 7th at 6pm.