

**PRESQUE ISLE TOWNSHIP**  
**Planning Commission Minutes - Draft**  
**October 7, 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. An item concerning the Wind, Solar, and Battery Ordinance 12-2024 was added to Unfinished Business. All ayes. Motion carried.

**Approval of Minutes (9/3/24)**

A motion was made by Lefevre, supported by Paavola, to approve the September 3<sup>rd</sup> meeting minutes. All ayes. Motion carried.

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

The Commission next heard from two (2) audience members.

1. A grievance was made regarding the Presque Isle Township website ([www.presqueisletwp.org](http://www.presqueisletwp.org).) It was suggested that the Board of Trustees, Planning Commission and Parks and Recreation Committee each appoint a member to oversee the site. Guyer volunteered to manage any postings concerning the Planning Commission.
2. A grievance was made regarding pine trees obstructing clear vision of oncoming traffic near the intersection of Highland Pines and Pine Street. Lang stated that he would contact David Kowalski, Superintendent of the Presque Isle County Road Commission.

**Correspondence:**

Guyer reported that he received correspondence regarding a Department of Natural Resources proposal for upgrades in the Rockport Recreation Area.



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Planning Commission Minutes - Draft  
October 7, 2024 - 6:00 p.m.

**Unfinished Business:**

- a. **Continuing Discussion of Potential Time-of-Transfer Ordinance (Septic-Well)**
- b. **Master Plan Timetable**
- c. **Wind, Solar and Battery Ordinance**

Continuing Discussion of Potential Time-of-Transfer

Ordinance: Guyer began the discussion by stating it was unlikely that the ordinance would be completed by the end of the year, which had been the agreed-upon deadline. He then made the following suggestions:

1. that the Commission will base its time-of-transfer ordinance on the one in Milton Township.
2. that the new ordinance will include a requirement for unpermitted septic systems to be inspected within one year after the ordinance goes into effect.
3. that each Commissioner will consider what revisions should be made to the Milton Township ordinance and present their recommendations at the next Planning Commission meeting on November 4<sup>th</sup>.

The Commissioners agreed.

The Commission next heard questions, suggestions, and concerns from five (5) audience members.

When there were no more comments, Guyer reiterated his recommendations for the next steps. He also welcomed residents to bring their own suggestions for revisions of the Milton Township ordinance to the next Planning Commission meeting on November 4<sup>th</sup>. He also asked the Commission to consider whether well requirements should be included in the new ordinance as well.

The Commission next heard from Septic Contractor Mike Flaughter of E&M Property Improvements in Hillman. Mr. Flaughter discussed the current push for a statewide septic code, the importance of using a licensed contractor, the availability of low-interest septic replacement loans through EGLE, and his experience with septic system failures. Mr. Flaughter informed the Commission that a common sign of failing septic systems is when the grass around the septic is especially lush as it's a sign that the



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grass roots are getting the water. He also stated that unpermitted and older septic systems should be inspected with a camera to ensure there are no problems. He added that in his experience, the most frequent cause of septic failures has been tree roots obstructing the drain fields.

Guyer asked if he had experienced any problems with short-term rentals in his work. While Mr. Flaughner acknowledged that such septic systems may have a shorter lifespan, he hadn't witnessed any issues.

Ludwig then asked the average cost for an engineered system. Mr. Flaughner stated that a typical 3-bedroom home with a 600 square foot field and 1,000-gallon tank would be a minimum of \$10,000.

When there were no more questions from the Commission, Guyer thanked Mr. Flaughner for his time.

Master Plan Timetable: Guyer informed the audience that the final draft of the Master Plan was distributed to neighboring municipalities for a 63-day review and a public hearing will take place at the December 2<sup>nd</sup> Planning Commission meeting.

Wind, Solar and Battery Ordinance: Guyer made a motion, supported by Lefevre, that the Wind, Solar, and Battery Ordinance (Ordinance 12-2024) be sent to the Presque Isle Township Board of Trustees for adoption now that the Presque Isle County 30-day review has been completed. All ayes. Motion carried.

**Reports:**

**Zoning Administrator – Steve Lang**

Report attached. Lang also reported that no settlement was reached in the Federal Court hearing in September. A new hearing has been scheduled for January. He also stated that a new lawsuit has been filed against the Township concerning lights on White Ash Street.

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**Board Liaison – Cynthia Paavola**

Report attached.

**ZBA Liaison Report – Tom Guyer**

There has been no ZBA meeting since the last report. Lang stated that a special meeting will be scheduled for November. The date has yet to be determined.

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

None.

**Adjournment:**

7:05pm.

**Meeting Reminder:** The next PC meeting is scheduled for Monday, November 4<sup>th</sup> at 6pm.

DRAFT

## Zoning Administrator Report for PC Meeting 10-7-2024

### Land Use Permits

2 Dwellings

3 accessory structures

2 Additions

Federal Court Settlement Hearing – I'll fill you in

Working with Tim Gulden to remove 3 abandoned dwellings

5-foot shrubs in the greenbelt, neighbor complaining

Using Tim Gulden to help me get an abandoned dwelling torn down

Report to the Planning Commission  
Presque Isle Township Board of Trustees meeting  
September 9, 2024 @ 4:00 pm

**2023-2024 Year-End Audit:** was presented to the BoT by Julia Oswald.

**Road Clean up:** October 5th and 6<sup>th</sup> will be road clean up 10:00 am – 12:00 pm. Join the group.

**Chili Cook Off:** October 12th will be the famous Chili cook up at Garrity Hall.

**Unfinished Business:** Lake Street Repaving

**Approval of Fire Truck Repair:** Door repair and lift for the Ambulance, Motion passed

**New Business:** Lotus Pond Phragmites approval for funding the project to eliminate these invasive plants.

**Movie & Ghost Fees:** Township will be charging \$500.00 for day use of our lighthouses and \$400.00 if overnight. Motion passed.

**Master Plan:** Wonderful job of Planning Commission and Advisory Committee, the Master Plan will be sent out 63 days later, Then for final approval.

Meeting Adjourned: 4:50 pm

Respectfully,

Cynthia Paavola Liaison to the Planning Commission.

