



PRESQUE ISLE TOWNSHIP
ZBA Meeting Minutes - Draft
October 7, 2025 - 6:00 p.m.

Call to Order

The meeting was called to order at 6:00 PM

Pledge of Allegiance

Pledge was recited.

Roll Call

Present: Chair Charles Smith, Vice Chair David Larkin, Secretary Dennis Cleary, Planning Commission Liaison Cynthia Paavola, Board Liaison Mary O'Neill, and members Mary Anne McCoy and Larry Fields. Township Supervisor and Zoning Administrator Steve Lang was also in attendance.

Approval of Agenda

A motion was made by Larkin, supported by Fields, to approve the agenda. All in favor. Motion carried.

Approval of 7/1/25 Minutes

A motion was made by Paavola, supported by Larkin, to approve the minutes of the meeting held on July 1, 2025. All in favor. Motion carried.

Audience Comments: (3-minute limit)

None.

Correspondence:

One (1) item of correspondence was received.

Public Hearing:

a. Krasnicki Variance Request

Smith opened a public hearing to consider a variance request submitted by Dennis Krasnicki for property located at 13794 Parallel Avenue, parcel number 122-055-000-078-00. The applicant was requesting a variance of fourteen (14) feet from the minimum required 50-foot front setback, resulting in a front setback of 36 feet from the ordinary high-water mark for a new deck.

Present for the hearing was applicant Dennis Krasnicki. Mr. Krasnicki explained that the deck was needed due to runoff from adjacent properties. He also stated that the deck was a necessary egress in case of fire. Krasnicki also noted that beautification of his property would add a tax benefit to the community. He then took questions from the board.



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Krasnicki explained that he had begun dismantling his previous deck fifteen (15) years prior. It was established that the former deck was compliant with the township's previous 30-foot setback requirement, but it had since been removed entirely. The board then considered whether a nonconforming deck could be rebuilt after being completely dismantled. The board concluded that while maintaining or replacing an existing nonconforming deck would be allowed, building a brand-new deck required compliance with the current 50-foot setback requirement.

The board next discussed the possibility of building a patio within the same footprint as the proposed deck. Lang confirmed that a level patio would be permitted within a 30-foot setback of the ordinary high-water mark.

Smith then closed the public hearing to begin deliberations.

After a brief discussion, the board went through the Criteria for Granting Variances (Section 8.6 of the Presque Isle Township Zoning Ordinance).

- A. Granting the variance will not jeopardize the preservation of a substantial right, so that the spirit of this Ordinance shall be observed, public safety secured, and substantial justice done.**

The board agreed that granting the variance would not jeopardize the preservation of a substantial right.

- B. Granting the variance will not impair the adequate supply of air and light to any adjacent property.**

The board agreed that granting the variance would not impair the adequate supply of air and light to any adjacent property.

- C. Granting the variance will not increase the hazards from fire, flood, or other natural or manmade dangers.**



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The board agreed that granting the variance would not increase the hazards from fire, flood, or other natural or manmade dangers.

- D. Granting the variance will not produce nuisance conditions to occupants of nearby premises, whether by reason of dust, noise, fumes, odors, vibration, smoke, or excessive light.**

The board agreed that granting the variance would not produce nuisance conditions to occupants of nearby premises.

- E. That the need for the requested variance is due to unique circumstances or physical conditions of the property involved, such as narrowness, shallowness, shape, water, or topography and is not due to the applicant's personal or economic difficulty.**

The board agreed that the requested variance was *not* due to unique circumstances or physical conditions of the property involved.

- F. That the need for the requested variance is not the result of actions of the property owner or previous property owners (self-created).**

The board agreed that the requested variance *was* self-created.

- G. That strict compliance with regulations governing area, setback, frontage, height, bulk, density, or other dimensional requirements will unreasonably prevent the property owner from using the property for a permitted purpose or will render conformity with those regulations unnecessarily burdensome.**



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The board agreed that strict compliance would *not* unreasonably prevent the property owner from using the property for a permitted purpose since a patio would be permissible.

H. That the requested variance is the minimum variance necessary to do substantial justice to the applicant as well as to other property owners in the district.

The board agreed that the request did *not* meet the minimum variance.

A motion was made by Smith, supported by Fields, to approve Mr. Krasnicki's variance request to build the deck as presented which would be 36 feet from the high-water mark – less than the required 50-foot setback. A roll call vote was taken. No: 7. Yes: 0. Motion rejected.

None.

Unfinished Business:

New Business:

None.

Reports:

- a. Zoning Administrator**
- b. Planning Commission**
- c. Board Liaison**

Zoning Administrator: Lang reported that he had met with Presque Isle County Chief District Judge Michael Ekdahl to discuss the county's failure to enforce municipal civil infractions. He stated that attorney Tim Gulden would also be meeting with Judge Ekdahl to discuss the matter.

Planning Commission: No report.

Board Liaison: A written report was submitted and read aloud by O'Neill.

Adjournment:

The meeting was adjourned at 7:06pm.

Meeting Reminder: The next ZBA meeting is scheduled for Tuesday, January 26, 2026, at 6:00pm.

Zoning Administrator Report for ZBA Meeting 10-07-2025

Land Use Permits

1. Dwelling
- 2 Additions
2. Accessory Structures

Struggling with Judge Ekdahl to understand Municipal Civil Infractions

Working with the County Building Inspector and the Health Department to have 3 dwellings removed.

- 1, East Grand Lake Rd
- 2 Bell Bay
3. Kauffman Blvd

SL

Board of Trustees Report to the Zoning Board of Appeals
Board of Trustee Report: October 7, 2025
Submitted by Mary O'Neill Presque Isle Township Trustee Liaison

South Albany Point paving is complete

EGLE reported no Wetland so Parking Lot can proceed at the new Lighthouse.

10 Acre lot Trail surveyed and bids going out for the cutting of trails. Szydlowski reported that the Parks and Recreation Committee would like to be more involved in the planning. Lake Street and Fireside Hwy. Lang reported that local benefactors would be covering the township's portion of the repaving cost, so there is no need for a special assessment.

Audit 2024-2025: Audit went well and was approved.

Presque Isle Township Planning Commission now has its own email address.

Our Township Assessor is now an employee of the Township.

New member to Presque Isle Township Parks and Recreation Committee Karen Torsch.

New member to Presque Isle Township Parks and Recreation Committee Kelsey Mitchell.

Approved EMT training for the PITFD. 5 New personnel are taking the Training.

Amrize was no longer seeking to rezone its property by lake Esau.