

PRESQUE ISLE TOWNSHIP
ZBA Meeting Minutes
January 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, Secretary Dennis Cleary, Planning Commission Liaison Cynthia Paavola, Board of Trustees Liaison Mary O’Neill, and member Larry Fields.
Absent: Vice Chair David Larkin (arrived 6:02pm).

Election of Officers

A motion was made by Fields, supported by Cleary, to keep the existing officers (Chair Charles Smith, Vice Chair David Larkin, and Secretary Dennis Cleary). All ayes. Motion carried.

Approval of Agenda

A motion was made by Larkin, supported by Fields, to approve the agenda as presented. All ayes. Motion carried.

Approval of 7/2/24 and 11/13/24 Minutes

A motion was made by Fields, supported by O’Neill, to approve the minutes of the meetings held on July 2nd, 2024, and November 13th, 2024. All ayes. Motion carried.

Audience Comments: (3-minute limit)

None.

Correspondence:

None.

Unfinished Business:

None.

New Business:

a. Classes

The board next discussed available ZBA and Site Plan Review classes. Lang agreed to inform interested board members when he receives instruction dates and times.

Reports:

a. Zoning Administrator

Zoning Administrator: Lang reported that letters to previous Short-Term Rental applicants were ready to be sent. He noted that he had already approved one application.

b. Planning Commission

Lang next reported that a judge had granted the Township’s motion for dismissal in a recent federal court case.



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Lang also indicated that a cell phone tower (which was approved by the Presque Isle Township Planning Commission) has been erected on US-23 but will not be operational until February of 2025.

Michigan Clean Water Corps volunteer and Presque Isle Township resident Mary Anne McCoy then inquired about signing up for water testing classes. Lang agreed that the Township would provide funding. McCoy next took questions from the board about the water testing she conducted on Grand Lake in 2024.

Planning Commission: Lang reported that the Planning Commission has elected new officers and will now have seven members after the resignation of Chair Tom Guyer and the addition of three new members: Stacy Holmén, Mike Cermak and Township Treasurer Jennifer Wiczorkowski. He added that Cynthia Paavola is remaining on the commission as Wiczorkowski will now serve as Board Liaison.

Lang next reported that Guyer is finalizing a draft of the new time-of-transfer ordinance. Once complete, it will be sent to Northeast Michigan Council of Governments Deputy Director/Chief Planner Denise Cline and Township attorney Tim Gulden for review.

Lang also stated that there will be a Township Hall meeting on Thursday, January 16th at 4:00pm to discuss the Lake Esau and Grand Lake special assessments. He added that the meeting is being conducted by the Presque Isle County Drain Commissioner and legal representatives of the county.

Adjournment:

The meeting was adjourned at 6:24pm.

Meeting Reminder: The next ZBA meeting is scheduled for Tuesday, April 1st, 2025, at 6:00pm.



**PRESQUE ISLE TOWNSHIP
ZBA Special Meeting Minutes
April 29, 2025 - 6:00 p.m.**

Call to Order	6:00 PM
Pledge of Allegiance	Pledge was recited.
Roll Call	Present: Chair Charles Smith, Secretary Dennis Cleary, PC Liaison Cynthia Paavola, Board Liaison Mary O'Neill, and members Larry Fields and Mary Anne McCoy. Zoning Administrator Steve Lang was also in attendance. Absent: Vice Chair David Larkin
Approval of Agenda:	A motion was made by O'Neill, supported by Fields, to approve the agenda. All ayes. Motion carried.
Audience Comments: (3-minute limit)	None.
Public Hearing:	
a. Crittenden / Liske Construction Side Yard Variance	<p>Smith opened the hearing for the consideration of a variance request submitted by Liske Construction on behalf of Mary and Chris Crittenden of 13350 White Ash, Presque Isle, MI 49777, parcel no. 122-265-000-009-00. The applicants were requesting a 5-foot variance from the 10-foot side yard setback requirement per the Presque Isle Township Zoning Ordinance.</p> <p>Present for the hearing was Matt Liske of Liske Construction. Smith began the hearing by taking comments from Mr. Liske who explained that the variance was being requested for the construction of an unattached garage.</p> <p>Mr. Liske then took questions from the board before the hearing was closed. After a brief deliberation, the board went through the Criteria for Granting Variances per Section 8.6 of the Presque Isle Township Zoning Ordinance and concluded that a practical difficulty did not exist to justify a variance.</p> <p>A motion was made by Fields, supported by O'Neill, to approve the variance as requested. A roll call vote was taken. All opposed. Variance denied.</p>
Adjournment:	7:05pm



**PRESQUE ISLE TOWNSHIP
ZBA Special Meeting Minutes
April 29, 2025 - 6:00 p.m.**

Next Regular Meeting: Tuesday, July 1, 2025,
6pm.



PRESQUE ISLE TOWNSHIP

ZBA Meeting Minutes

July 1, 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 O'Neill, supported by Paavola, to approve the agenda. All in favor. Motion carried.

Approval of 1/7/25 and 4/29/25 Minutes

A motion was made by Fields, supported by Cleary, to approve the minutes of the meeting held on January 7, 2025. All in favor. Motion carried.

A motion was made by McCoy, supported by Paavola, to approve the minutes of the meeting held on April 29, 2025. All in favor. Motion carried.

Audience Comments: (3-minute limit)

None.

Correspondence:

None.

Unfinished Business:

None.

New Business:

a. Barndominiums

Lang informed the board that the Presque Isle Township Planning Commission is considering restrictions on the construction of barndominiums in the township and requested the ZBA's suggestions.

The board then discussed potential regulations that could be enacted to prevent industrial-looking barndominiums from being constructed within residential areas. The suggestions included:

- Permitting barndominium construction in R1 only.



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ZBA Meeting Minutes

July 1, 2025 - 6:00 p.m.

- Restricting roof type (hip, gambrel, or gable only).
- Requiring an 18-inch height difference between the garage floor and living space.
- Requiring a minimum percentage of windows (Lang stated that he would speak with the Presque Isle County Building Inspector to inquire if such restrictions already exist.)
- Requiring all residences on non-lake lots to face the road.

When there was no further discussion, Lang indicated that he would present the recommendations to the Planning Commission.

The board next discussed a potential special meeting to be held in August and preferable meeting times. Lang agreed to provide the board with choices for the date and time should the meeting be scheduled.

Reports:

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

Zoning Administrator: A written report was submitted by Lang.

Planning Commission: Paavola reported that an intergovernmental agreement was reached with District Health Department #4 on the Presque Isle Township time-of-transfer ordinance. She also reported that water samples from Grand Lake were sent to Gaylord for testing.

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

Adjournment:

The meeting was adjourned at 7:08pm.

Meeting Reminder: The next ZBA meeting is scheduled for Tuesday, October 7, 2025, at 6:00pm.

Zoning Administrator Report for ZBA Meeting 7-1-2025

Land Use Permits

5 Dwellings

2 Additions

2 Accessory Structures

The blighted dwelling on Highland Pines Rd is being repaired.

Drove through half of the PIHA and discovered 10 violations. Will drive the other half as time permits.

Short Term Rental applications are coming in.

Met with Road Commission Board concerning a road in front of a dwelling not being paved when the assessment had been paved.

Talked with County about going back to recycle pickup twice a week. Will start this week.

SL

Board of Trustees Report
To Zoning Board of Appeals Report
Board of Trustee Report: July 1, 2025

Since our last ZBA meeting the Board of Trustees has passed:
The Time of Transfer Ordinance for septic systems
Passed the 2025 -2026 Township Budget
ARPA Fund 1870 parking lot ran into a wetland problem
ARPA funds for The Ten Acres Trail is in progress with a survey soon

Submitted by Mary O'Neill Presque Isle Township Trustee



PRESQUE ISLE TOWNSHIP
ZBA Meeting Minutes
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 6, 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.