



PRESQUE ISLE TOWNSHIP
Planning Commission Minutes
March 2, 2026 - 6:00 p.m.

Call to Order

6:00 PM

Pledge of Allegiance

Pledge was recited.

Roll Call

Present: Secretary Cynthia Paavola, Board Liaison Jennifer Wiczorkowski, and members Michael Cermak and Tom Ludwig. Township Supervisor and Zoning Administrator Steve Lang was also in attendance.

Absent: Chair Lisa Larkin, Vice Chair Stacy Holmén, and member Richard Lefevre.

Approval of Agenda

A motion was made by Wiczorkowski, supported by Cermak, to approve the agenda. Motion carried unanimously.

Approval of 2/2/26 Minutes

A motion was made by Ludwig, supported by Wiczorkowski, to approve the minutes of the 2/2/26 meeting. Motion carried unanimously.

Comments from the Audience (3-min. limit):

None.

Correspondence:

None.

Unfinished Business:

- a. **Pettit Site Plan Review**
- b. **Zoning Ordinance: Accessory Structures, Fences, Greenbelts, §4.5 and §4.6 Considerations**

Pettit Site Plan Review: The Commission next revisited a site plan review application submitted by Dennis Pettit to construct a 75' x 100' accessory structure. The subject property is located at 5255 Cedar Wood Drive, parcel no. 122-016-000-001-03.

Lang provided an overview of the revised submission and reported that the plan meets all zoning requirements, including fourteen-foot sidewalls.

A motion was made by Wiczorkowski, supported by Cermak, to approve the Pettit site plan as submitted. A roll call vote was taken. Motion carried unanimously.



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Zoning Ordinance: The Commissioners next considered proposed revisions to the Presque Isle Township Zoning Ordinance, specifically the sections on Accessory Structures, Fences, Green Belts, and §§4.5 and 4.6. The suggestions included:

1. Clarifying the distinction between “lot” and “parcel.”
2. Clarifying the distinction between “building” and “structure.”
3. Removing the term “temporary” from the definition of “building.”
4. Modifying the designation of shrubs as fences.
5. Increasing the number of permitted accessory structures per parcel.
6. Increasing or eliminating the size cap for accessory structures while maintaining a percentage-based limitation.

Members were asked to submit all suggestions, questions, and concerns to Lang within the next two weeks. All submissions will be forwarded to Denise Cline, Deputy Director and Chief Planner of the Michigan Council of Governments (NEMCOG) and addressed at the next Planning Commission meeting on Monday, April 6, 2026.

Reports:

- a. **Zoning Administrator – S. Lang**
 - b. **Board Liaison – J. Wiczorkowski**
 - c. **ZBA Liaison – C. Paavola**
- a. A written report was submitted and summarized by Lang.
 - b. Wiczorkowski reported that no Planning Commission-related items were considered at the February Board of Trustees meeting.
 - c. Lang reported that a ZBA hearing will be held in April for a proposed addition to a nonconforming waterfront home.



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The Commission next discussed correspondence received from the Michigan Townships Association regarding several proposed bills expected to be passed in the Michigan House of Representatives. Wiczorkowski explained that, if enacted, the bills would preempt local authority on multiple zoning issues, including duplexes, accessory dwelling units, minimum setbacks, lot sizes, and dwelling unit sizes. She further noted that the correspondence included a petition for township leaders to sign. Lang stated that he would circulate the correspondence to all members and that the item would be added to the Board of Trustees' meeting agenda in March.

Adjournment:

6:25pm

Next meeting: Monday, 4/6/26 at 6:00pm.

Zoning Administrator Report for PC Meeting 3-2-2026

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

- 1, East Grand Lake Rd – Agreed to de demolish – sent Demo Permit Application

1. Kauffman Blvd – Agreed to demolish – Sent Demo Permit

Turned over 3 items to Township Attorney Gulden for formal hearings before Judge Ekdahl:

1. Richard and Bonnie Beuter – Blight
2. Cable – Bell Bay – Blight
3. Paddock – PIHA – Blight

Contacted Alpena Power to have them shield the streetlights at Parallel and Birch and White Ash

Omega Electric has completed repairs at the 1870 Keepers Quarters, 1905 House and Garrity. Electrical inspection passed. 1840 electrical repairs will commence February 2, 2026.

Curtis Excavating will begin parking lot excavation next week

SL