



**PRESQUE ISLE TOWNSHIP**  
**ZBA Meeting Minutes - Draft**  
**April 7, 2026 - 6:00 p.m.**

**Call to Order**

The meeting was called to order at 6:00 p.m.

**Pledge of Allegiance**

Pledge was recited.

**Roll Call**

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

**Approval of Agenda**

A motion was made by Fields, supported by Paavola, to approve the agenda. Motion carried unanimously.

**Approval of 1/6/26 Minutes**

A motion was made by O'Neill, supported by Smith, to approve the meeting minutes from January 6, 2026. Motion carried unanimously.

**Audience Comments: (3-minute limit)**

None.

**Correspondence:**

None.

**Public Hearing**

**a. Brosnan Variance Request**

McCoy opened a public hearing to consider a Variance Request submitted by Maureen Miller Brosnan for property located at 17301 Grand Lake Blvd., Presque Isle, MI, parcel number 122-151-000-007-00.

Lang began the hearing by providing a summary of the application. He stated that the applicant was requesting permission to build an addition onto a nonconforming lakeside cottage. He indicated that the existing structure is nonconforming due to its location within the 50-foot setback from the ordinary high-water mark. He added that although the addition would extend into the required setback, it would be located farther back than the current structure, thereby making the overall structure more conforming.



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A motion was made by Fields, supported by Paavola, to approve the construction.

The board discussed whether adding new construction within the setback increases nonconformity. The board also questioned the applicant regarding whether consideration had been given to bringing the structure into conformance. The applicant stated that alternative designs were considered but were limited by the location of the garage and septic system. She also stated that efforts were made to minimize encroachment toward the lake to preserve neighbors' views.

The board next reviewed the Criteria for Granting Variances set forth in § 8.6 of the Presque Isle Township Zoning Ordinance and considered a written submission received from Denise Cline, Deputy Director and Chief Planner of the Northeast Michigan Council of Governments (NEMCOG), addressing each criterion.

A motion was made by Larkin, supported by O'Neill, to amend the first motion to require that all construction outside the original footprint of the structure be built behind the required 50-foot setback from the ordinary high-water mark.

A roll call vote was taken on the amendment. Yes: Cleary, Larkin and O'Neill. No: Paavola, McCoy, Smith, and Fields. Motion rejected.

A roll call vote was then taken on the original motion to approve the construction. Yes: Fields, O'Neill, Smith, McCoy, Cleary, and Paavola. No: Larkin. Motion carried.

**Unfinished Business:**

None.

**New Business:**

None.



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**Reports:**

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

Zoning Administrator: A written report was submitted by Lang and reviewed by the board.

Planning Commission: A written report was submitted by Paavola and reviewed by the board.

Board Liaison: A written report was submitted by O'Neill and reviewed by the board.

**Adjournment**

7:30 p.m.

**Meeting Reminder:** The next ZBA meeting is scheduled for Tuesday, July 7, 2026, at 6:00pm.