



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

Call to Order

6:00 PM

Pledge of Allegiance

Pledge was recited.

Roll Call

Present: Chair Lisa Larkin, Vice Chair Stacy Holmén, Secretary Cynthia Paavola, Board Liaison Jennifer Wieczorkowski, and members Richard Lefevre, Michael Cermak, and Tom Ludwig. Township Supervisor and Zoning Administrator Steve Lang was also in attendance.
Absent: None.

Approval of Agenda

A motion was made by Wieczorkowski, supported by Cermak, to approve the agenda as presented. The motion carried unanimously.

Approval of 6/1/26 Minutes

A motion was made by Paavola, supported by Ludwig, to approve the 6/1/26 meeting minutes as presented. The motion carried unanimously.

Comments from the Audience (3-min. limit)

None.

Correspondence

None.

Public Hearing

- a. **Zoning Ordinance Amendment – Nonconforming Structures**
- b. **Presque Isle Harbor Association Pool Building.**

Ordinance Amendment – Nonconforming Structures:

Larkin opened a public hearing on Ordinance No. 2 of 2026, an ordinance to amend the Presque Isle Township Zoning Ordinance concerning nonconforming structures. After reviewing the public hearing procedures, Larkin invited audience members to comment.

Zoning Board of Appeals (ZBA) Chair Mary Anne McCoy expressed appreciation to the Commission for revising the ordinance and stated that the proposed changes would provide clearer guidance for the ZBA.

With no further comments and confirmation that no correspondence had been received, Larkin closed the public hearing.



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

The Planning Commission then reviewed the proposed ordinance amendment and discussed revisions. Larkin questioned two apparent typographical errors in § 2, "Severability." Lang confirmed they were typographical errors and clarified the intended wording.

The Commission also discussed the wording of § 1(H)(2) addressing nonconforming uses. Members agreed to revise the provision by inserting "(structure)" after "nonconforming use," so that the sentence would read: "If a lawful nonconforming use (structure) is damaged or destroyed by any means, it shall be allowed to be restored, rebuilt, or repaired to its original use and configuration."

Ludwig expressed concern regarding the ordinance's limitations on expanding nonconforming waterfront structures. Other members acknowledged his concerns but noted that the ordinance is intended to prevent increases in nonconformity while protecting lake water quality.

With no further discussion, a motion was made by Cermak, supported by Paavola, to approve the ordinance as amended. A roll call vote was taken. Aye: Lefevre, Cermak, Holmén, Larkin, Wiczorkowski, and Paavola. Nay: Ludwig. The motion carried.

Following the vote, Lang confirmed that the proposed amendment would be forwarded to Presque Isle County for a 30-day review period and that the ZBA would discuss the ordinance at its next meeting.

Presque Isle Harbor Association Pool Building: Prior to consideration of the Presque Isle Harbor Association (PIHA) Site Plan Review, Larkin announced her recusal due to a potential conflict of interest, as she is compensated by PIHA to prepare its meeting minutes. Vice Chair Holmén presided over the remainder of the hearing while Larkin was absent from the room.

Lang reported that the proposed development met all applicable zoning requirements. He also stated that all



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

required public notices had been mailed and published and that no correspondence had been received.

Holmén then opened the public hearing, reviewed the hearing procedures, and invited audience members to comment.

Mike Grochola, President of PIHA, and Tim Supinger, Executive Director of PIHA, expressed support for the project and offered to answer questions. Nick Van Berlo of Shoreline Architecture, one of the project's architects, also expressed support for the project.

With no further comments, Holmén closed the public hearing.

Based on the Zoning Administrator's review, the Commission determined that the proposal met all applicable ordinance requirements.

A motion was made by Cermak, supported by Wiczorkowski, to approve the Presque Isle Harbor Association Pool Building Site Plan. A roll call vote was taken. The motion carried unanimously.

Unfinished Business

a. Submission of Accessory Structures Revisions

The Commission continued its review of proposed amendments to the Presque Isle Township Accessory Structures Ordinance. Larkin confirmed that she had received suggested revisions from Cermak and Holmén.

The Commission discussed the need for a standardized process for managing ordinance revisions. Cermak suggested that the Township consider providing a shared laptop equipped with Microsoft Office software to support document editing. Lang indicated that he would evaluate the budget for the potential purchase of a laptop for use by the commissioners.

During the review of the proposed amendments, members expressed concern that the changes could have broader



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

implications throughout the Zoning Ordinance, particularly regarding the use of the terms “lot” and “parcel.” It was noted that these terms appear throughout the ordinance and in related illustrations, and that revisions to one section could create inconsistencies in other portions of the document.

The Commission considered requesting assistance from the Northeast Michigan Council of Governments (NEMCOG) to conduct a comprehensive review of the Zoning Ordinance for potential inconsistencies. Members also discussed using AI tools to assist with the review process and holding future workshops to evaluate the document. Following the discussion, Lang agreed to consult with NEMCOG regarding the possibility of reviewing the entire ordinance. Further consideration of the proposed revisions was postponed pending additional information.

New Business:

None.

Reports:

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| <ul style="list-style-type: none">a. Zoning Administrator – S. Langb. Board Liaison – J. Wiczorkowskic. ZBA Liaison – C. Paavola | <ul style="list-style-type: none">a. No report.b. Wiczorkowski submitted a written report, which was reviewed by the Commission. She advised that the Board of Trustees has selected the Michigan Municipal League as the Township's new insurance provider.c. No report. It was noted that the ZBA would hold its next meeting on Tuesday, July 7, 2026, at 6:00 p.m. |
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Comments from the Audience (3-min. limit)

ZBA Chair Mary Anne McCoy addressed the public response to the new parking lot at the 1870 Lighthouse. Lang noted that a Town Hall meeting had been held to discuss the matter with residents.

Adjournment:

7:01 p.m.

Next meeting: Monday, 8/3/26, at 6:00 p.m.