

PRESQUE ISLE TOWNSHIP
Planning Commission Minutes - Draft
October 5, 2026 - 6:00 p.m.

Call to Order

6:00 p.m.

Pledge of Allegiance

Pledge was recited.

Roll Call

Present: Chair Stacy Holmén, Vice Chair Michael Cermak, and members Richard Lefevre and Tom Ludwig. Township Supervisor and Zoning Administrator Steve Lang was also in attendance.

Absent: Secretary Cynthia Paavola and Board Liaison Jennifer Wieczorkowski.

Approval of Agenda

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

Approval of 9/8/26 Minutes

A motion was made by Cermak, supported by Ludwig, to approve the September 8, 2026, meeting minutes. The motion carried unanimously.

Comments from the Audience

Zoning Board of Appeals Chair Mary Anne McCoy inquired about the status of election ballots. Lang stated that the County office had delayed sending the ballots and that Township Clerk Kate Szydlowski was expected to mail all absentee ballots by Wednesday.

Correspondence

None.

Unfinished Business

a. **Lake Bubblers Update**
b. **Tree Ordinance Update**
c. **Accessory Structures**
d. **Data Center Moratorium**

Lake Bubblers and Tree Ordinance Updates: Holmén informed the Commission that Township Attorney Tim Gulden had determined that both the Bubbler and Tree Ordinances fall under the authority of the Board of Trustees rather than the Planning Commission. She further stated that both ordinances were scheduled for discussion at the Board meeting on Monday.

Lang stated that Gulden had reviewed the bubbler ordinance proposed by the Grand Lake Sportsmen's Club, as well as similar ordinances adopted by other Michigan

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townships. He added that Gulden would draft a new bubbler ordinance should the Board decide to proceed.

Accessory Structures: The Commission continued its discussion of potential amendments to the Presque Isle Township Zoning Ordinance concerning accessory structures, including revisions to the definition, maximum size of individual structures, the number of structures permitted, and possible variations based on lot size and zoning district.

Suggestions included:

- Defining an accessory structure as a permanent structure with a roof.
- Retaining the current limit of two accessory structures for lots under one acre while allowing additional structures on larger lots.
- Establishing a cap of 4,000 square feet per accessory structure.

No final determination was made regarding the proposed amendments. The Commission discussed seeking assistance from the Northeast Michigan Council of Governments (NEMCOG). Lang stated that he would contact NEMCOG Deputy Director Denise Cline to inquire about her availability to participate in the Commission's November 2 meeting.

Data Center Moratorium: The Planning Commission discussed the possibility of recommending a temporary moratorium on data centers to the Board of Trustees. Lang noted that the Board would first need to determine whether to pursue a moratorium and that the matter would be discussed at its October 12 meeting.

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New Business

a. Wake Boats

Wake Boats: The Commission discussed potential regulations addressing wake boats noting concerns that enhanced wakes may pose risks to other vessels and lake users, cause near-shore disruptions and bottom scrubbing effects, and impact shoreline structures. Members acknowledged that enforcement could be challenging and questioned whether such regulations would be more appropriately addressed at the county or state level.

The Commission agreed to gather additional information before determining how to proceed. Lang volunteered to contact the Chair of the Presque Isle County Board of Commissioners, while Holmén offered to contact Melissa DeSimone, Executive Director of the Michigan Lakes and Streams Association. Further discussion was scheduled for the November 2 meeting.

Reports

a. Zoning - Lang
b. Board Liaison - Wieczorkowski
c. ZBA - Paavola

a. Lang provided updates regarding two nonconforming boathouses under construction. He stated that both structures were being rebuilt without changes to their size or height. Lang further noted that the Land Use Permit Application had been revised to require pre-construction pictures of all nonconforming structures. A member raised concerns about a newly constructed home on Kauffman Boulevard at Lake Esau. Lang agreed to investigate the property and verify whether the required permits had been obtained.
b. No report.
c. No report.

Public Comment

The Commission heard from three (3) audience members who expressed concerns about the effects of enhanced wakes on Grand Lake.

Adjournment

7:23 p.m.

Next Meeting: 11/2/26 at 6:00 p.m.

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