

# TOWN OF PRESQUE ISLE

## ZONING COMMITTEE & PLAN COMMISSION

Minutes May 9, 2023 P.I. Community Center v2.0

Five Members Present: Chairperson Peggy Johnson- Wiessner; Al Drum; Marshall Reckard, Carl Schoenecker; Paul Specht. Forrest Jukich Zoning Administrator present. Peggy called the meeting to order at 3:00 pm.

Motion to approve the May 9, 2023 agenda by Marshall , second by Paul, all Aye. Motion to approve the March 14 2023 minutes with corrections motioned by Paul, seconded by Peggy, all Aye.

**Public Comment:** None:

### Old Business

**Cell phone tower sites** As thought previously, Peggy reported that local cell phone tower legislation was removed from P/I. ordinances(Subchapter 912) in Oct. 12, 2012. Peggy double checked with Jane Van Wormer from the County Zoning stated that the state has a rigorous application process that the County enforces. Van Wormer generalized that there is basically no need for legislation at town level, unless we thought it was additionally needed. Paul agreed that the current guidance is fairly onerous related to contractor's compliance. Paul mentioned a situation about citing in Natural Lakes. Fall zones related to lake location and tower construction was also discussed.

**Camping** Peggy wanted to get to this agenda item to ensure that from today's discussion, it would be able to make the timetable for spring public hearing. The 96 hour rule was brought up again, Forest thought 96 hours was more than enough. Enforcement is difficult from Forest Jukich standpoint. Forest gave examples of recent encounters. Al wondered why people don't camp out at Big Lake campground, it was explained that the camping on people's private lot is part of long-term lot development. People buy properties with the idea that they will eventually build. In the interim, they camp. It was determined that the original re-vision generated by this committee is what Marshall would like to see. It was suggested that 902.13.2 be(Outside Privies) be inserted after the last sentence in 903.4.2 .

**Shipping Containers** The definition of "shipping container" per Carl's draft was mentioned and Peggy liked the development of that definition, however from that point forward there were reservations of the draft. Paul commented on Carl's proposal. Paul would be upset, if as a neighbor, one of these units were parked next to his property. The wording of "public view" was discussed in length, Al concurred on Paul's train of thought. Paul's concern with the Carl's proposal is that he could see it as a neighbor. Lot size was discussed, and the majority thought two acres was not suffice. Carl stated that he picked 2 acres as a starting point. Carl also explained or tried, that "public view" applies to 2 acres as it could apply to 10 acres. If a property owner has 10 acres and the shipping container could be seen, it would not be allowable. Paul is of the mindset that no shipping containers should be allowed in R1. Forest Jukich concurred and was concerned that containers would show up on shorelines. Paul suggested a shipping container moratorium be proposed to the town board. Paul moved to recommend to the town board that a one-year moratorium on shipping containers, Al seconded. Peggy, Paul, Al aye. Carl & Marshall nay. Motion carried.

**Restrictive Zoning / Development of attainable housing:** Marshall briefed the history of Presque Isle Zoning, again. The definition of the terms or idea of what we are trying to address was difficult to put into words. Marshall briefed the history of attainable/affordable housing in Manitowish Waters. What is

attainable/affordable housing? Marshall cautioned about subsidized housing. How does Presque Isle develop housing that attracts young professionals that in the long run is beneficial to the entire community? Peggy will attend a related meeting in the town next week.

**New Business**

Pine Cone Dr. issue resolved as it was determined it was a private driveway.

**Zoning Administrator Report:**

**General Discussion:**

Next meeting Tuesday June 21, 2023 / 7 p.m.

Peggy directed adjournment @ 4:28 p.m.

Respectfully submitted,

Carl Schoenecker

Recording Secretary