

# TOWN OF PRESQUE ISLE

## ZONING COMMITTEE & PLAN COMMISSION

Minutes June 21, 2023 P.I. Community Center v1.0

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 June 21, 2023 agenda by Paul , second by Al, all Aye. Motion to approve the May 9, 2023 minutes motioned by Al, seconded by Paul, all Aye.

**Public Comment:** None

**New Business**(moved to beginning of meeting)

**Crab Lake 2 lot exchange.** Craig Maines a surveyor was present representing Bill Mahler. Bill would like to add a guest house on one of his two adjacent parcels. A retracement on the 1987 survey determined that one lot is presently 4.95 & 4.64 acres. The 1987 survey indicated both lots were 5 acres. The reason that it did not re-survey @ 5 acres was discussed, however in 1985 they were deemed to be 5 acres, with no noticeable errors or omissions at this time was stated by Mr. Maines. Why the present shortage on acreage was discussed, with either modern technology or shoreline measuring difference technique were the best explanations. Mr. Mahler would like to have the proposed guest house close to his permanent resident. An existing house with guest house is on one lot. He would like to build another house and the adjacent property close to his existing house & guest house. The idea of an *equal area exchange* to accommodate the construction of the new house on the second lot was suggested by Forest. Marshall motioned the equal area exchange with the previous mentioned acreage be approved, Carl seconded, all in favor, motion passed.

### **Old Business**

**A. Shipping Container Ordinance.** Peggy briefed the committee, that due to the present make-up of the town Board(Town Supervisor vacancy), the current two-person board will not approve or take up discussion on a shipping container moratorium. Paul stated his general reference was not to allow shipping containers in R-1. Forest, as Zoning Administrator doesn't want any. Addressing Carl's current proposal, it does discuss "public view", however does that address a "neighbors view" in Paul's eye. Paul suggested that Carl's proposal did not include enough acreage(presently 2 acres). Acreage discussion was bantered back & forth. Paul suggested 20 acres, Peggy suggested five acres. Paul suggested that the potential new shipping containers would be of poor quality. Peggy stated legislation related to aesthetics is very difficult.

**B. Camping on Un-improved Lots.** Discussion on the *2 year period* was an issue, at one time in our discussion, the max a person could camp on their lot was two years. That restriction was dropped in an earlier committee discussion. The 2 year period that is *now* being discussed is a *two year permit period*. One year permit period vs. two year permit was discussed. Carl & Paul will attempt to modify...again.

**C. Restrictive Zoning / Development of attainable housing.** Peggy went to recent EDC meeting, and this is a very particular topic state-wide. Consensus opinion is that a developer would need to come in to develop a plan which would lead to negotiation between developer and local government that was mutually beneficial to both parties.

**Zoning Administrator Report:** NSTR

**General Discussion:** Streator Rd., dumpster location in right of way. Habitation in a garage & garbage situation was brought to the committee's attention. A Porta-Potty permanently on a property was also brought up.

Next meeting Tuesday July 11, 2023 / 7 p.m.

Peggy directed adjournment @ 4:26 p.m.

Respectfully submitted,

Carl Schoenecker

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