

TOWN OF PRESQUE ISLE

ZONING COMMITTEE & PLAN COMMISSION

Minutes August 25, 2022, 9:00am, PI Community Center

Members Present: Al Drum; Paul Specht (by phone); Marshall Reckard; Peggy Johnson Wiessner .
Absent: Carl Schoennecker. Public Present: Presque Isle Town Supervisor Cathy Logan Weber; Presque Isle Town Clerk Lorine Walters. Chairperson Peggy Johnson Wiessner called the meeting to order at 9:00am. Motion to approve the agenda, by Marshall Reckard, second by Paul Specht. All Aye.

Public Comments: Comments by Cathy Logan Weber and Lorine Walters were permitted throughout the meeting.

Item 4.A Review of a proposed sale of town land on Oxbow Road to Chris and Theresa Szczublewski. The Szczublewski's have asked to purchase a parcel of town land 50 feet along Oxbow Road and 100 feet north which adjoins the Szczublewski parcel 22-1251. Paul Specht reminded the Committee that this town parcel was designated in the 2020 Presque Isle Comprehensive Plan as Commercial. Current zoning on this parcel is General Business although the actual usage along Oxbow Road is residential. Lorine Walters provided the Committee with a letter from the Szczublewski's indicating the land would be used for a garage and for a driveway, neither of which could be accommodated on the present parcel. Paul Specht noted that residential usage in a commercial district is an included usage. Marshall Reckard said the present residential use in this General Business district is not a zoning violation. However he believed the acquisition of the requested parcel from the town would result on a separate parcel being created and would require a certified survey. Al Drum disagreed with that conclusion and noted that section 902.9 of Presque Isle's zoning ordinance permitted the zoning administrator to approve such additions provided no new parcels were created. He believed the present situation would fit the parameters of 902.9. This discussion of process exceeded the agenda item which merely sought the Committee's recommendation to the town board regarding the affect of the Comprehensive Plan.

Marshall Reckard made a motion, seconded by Al Drum, that " The concept of adding a portion of town land 50 feet by 100 feet (Parcel 22-1193) to the Szczublewski parcel (Parcel 22-1251) would not violate the 2020 Presque Isle Land Use Plan. All Aye.

Cathy Logan Weber asked who would pay for a survey if required. The Szczublewski's would be the responsible party. Paul Specht asked who would value the land. Lorine Walters said the assessor recommended a price of between \$5,000 and \$10,000. She has told the Szczublewski's the price would be \$7,500.

Motion to adjourn by Marshall Reckard, second by Al Drum. All Aye.

Next meeting scheduled for September 12, 2022 at 3:00pm.

Meeting adjourned at 9:35 am. Respectfully submitted, Peggy Johnson Wiessner, Acting Secretary for Carl Schoennecker.