

Wilding, LLC Zoning Change & Campground Request

Zoning Request Change Public Hearing Agenda
Keweenaw County Planning Commissions
4:00 PM August 10, 2021

Minutes

Call to Order: 4:00

Roll Call: Keweenaw County Planning Commission

✓ John Parsons, Chair	✓ Barry Koljonen, Vice-Chair
✓ Steve Siira	✓ Dan Steck
✓ Jim LaMotte	✓ Sara Heikkila
✓ Nancy Deforge	✓ Jim Vivian, Liaison Board of Commissioner

Zoning Administrators:

✓ Ann Gasperich

Members excused: all present

✓ Pledge of Allegiance:

✓ Agenda Approval and Additions:

Approve Minutes No minutes to be approved as this is a special meeting.

Guests:

Open Public Hearing to receive public comment on the **proposed change in zoning** for parcel 42-101-28-300-004 from Manufacturing to Resort Service.

Applicant Comment: 4:01 - 4:19

Public Comment -- Property Owners within 300' ** Bill Walk
In Support -
In Opposition - Karlyn

Written Comments Property Owners within 300' read from the Chair
In Support -
In Opposition -

Public Comment from Interested or affected persons/organizations**
In Support --
In Opposition - Mike Sprague

Written Comments from Interested or affected persons/organizations
In Support -
In Opposition -

Questions through the Chairman --

Close Public Hearing 4:35

Findings of Fact Required

1. What, if any, identifiable conditions related to the petition have changed which justify the petitioned change in zoning?

Copies of notes passed out -

Arnold nicholas introduce of

Stacy B -

- Clean up - debris - Hauled off site

"more need for places to stay" welcome center -

- Restore Building to original glory -

Architectural Restoration - turn it into a brewery -

24 hour surveillance on property -

1000' to Kew Pines → 500' to Mohawk Homes -

Contact w/ Quincy Mine Hoist -

Benefits -

Bill - no issue in principle - concerns -

□ Access on utility lines

□ Noise Problems (back of Building acoustics)

Rules enforcement

noise & Liability - Primary concerns -

Kaitlyn Kilpala - Mohawk Technologies

in favor of campground as long as it doesn't

Mike Sprague - #5 + #6 Road -

Good for the community - positive for community

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2. What, if any, error in judgment, procedure, or administration was made in the original Ordinance which justifies the petitioned change in zoning?
3. What are the precedents and the possible effects of precedent which might result from the approval or denial of the petition?
4. What is the impact of the amendment on the ability of the County and other governmental agencies to provide adequate public services and facilities and/or programs that might reasonably be required in the future if the petition is approved?
5. Does the petitioned zoning change adversely affect the environmental conditions or value of the surrounding property?
6. Are there any significant negative environmental impacts which would reasonably occur if the petitioned zoning change and resulting allowed structures were built such as:
7. Does the petitioned zoning change generally comply with the policies and uses proposed for the area in the adopted Comprehensive Plan of Keweenaw County? If not, and if the proposed zoning change is reasonable, in light of all other relevant factors, then the Plan should be amended before the requested zoning amendment is approved.
8. Whether all of the uses allowed under the proposed rezoning would be compatible with other zones and uses in the surrounding area.
9. Whether the uses allowed under the proposed rezoning would be equally or better suited to the area than uses allowed under the current zoning of the land.
10. If a specific property is involved, can the property in question be put to a reasonable economic use in the zoning district in which it is presently located (after considering all of the uses permitted by right, by special permit or as conditional uses)?
11. Is another procedure, such as a Variance, Special Land Use or Planned Unit Development procedure a more appropriate alternative than a rezoning?

General Procedures and Findings at Public Hearing.

1. Were the proper time limits followed as established in the Ordinance?
 - a. Notification of Public Hearing Posted on Website July 16, 2021.
 - b. Notification of Public Hearing in newspaper on July 23, 2021.
 - c. Owners of property within 300 feet were notified by mail prior to July 23, 2021.
 - d. Public Hearing Held August 10, 2021

Dan - How an ORV RIDER or snowmobile
Ride get to the Campground -

it's illegal to ride along 71 + U-26 -
working with trail committee to get access

Dan - doesn't believe it is correct -
Nick - will make sure it is a legal access to trails

Mike -

Elle - ORV traffic

Nick will work on signage for better trail access
safely and lawfully -

Jim L - viable change to the neighborhood

John - niche camping - property has been an eyesore long time

Nancy -

Barny - concerned at first

John - concerned about the ATV traffic

Ann - Authorized Campground

Dan - Conversation only w/

no problem with change of zoning -

concern with Campground ATV access
work with the trail committee to establish Access

not relevant to awarding the change -

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2. Keweenaw County Planning Commission Discussion:

- a. Has the appropriate summary of information relevant been presented?
 - i. The Public Hearing was held, and comments were received.
 - ii. The request from Wilding, LLC has been presented.
 - iii. The staff report has been presented.
- b. Is a summary of all documentary evidence submitted into the record?
 - i. *yes -*
- c. What findings were applied with respect to the relevant review standards?
 - i. Following Article XX Amendments 20.4, The findings of fact were discussed and recommended, see within.

Motion by *JIM L* Seconded by *Steve Siira* to

Approve the request for a zoning change from M-1 to RS-2.

If approved, the following conditions be required to be satisfied prior to issuing a zoning permit:

Roll Call Vote:

yes John Parsons, Chair *yes* Barry Koljonen, Vice-Chair
yes Steve Siira *yes* Dan Steck
yes Jim LaMotte *yes* Sara Heikkila
yes Nancy Deforge
cess at 5:00 *return at 5:05* *Jim Vivian Abstain*

Open Public Hearing to receive public comment on the special use permit for the **proposed campground** for parcel 42-101-28-300-004.

Campground: A parcel or tract of land under the control of a person, which has established campsites for recreational units such as tents, camper trailers, travel trailers, recreational vehicles, motor homes, or temporary sleeping quarters of any kind. Campsites may be advertised to the public as available either free of charge or for a fee. A campground does not include a seasonal mobile home park, mobile home park, or manufactured housing community licensed under the Mobile Home Commission Act, P.A. 96 of 1987

Applicant Comment:

Public Comment -- Property Owners within 300' **
In Support -
In Opposition -

Jim Vivian raised a critical issue
of first responders -

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Written Comments Property Owners within 300' read from the Chair

In Support -

In Opposition -

Public Comment from Interested or affected persons/organizations**

In Support --

In Opposition -

Written Comments from Interested or affected persons/organizations

In Support -

In Opposition -

Questions through the Chairman --

DAN QUESTION regarding ATV Access

Close Public Hearing

5:18

Questions through the Chairman -

BASIS OF DETERMINATION (similar to Findings of Fact these must be discussed)

The Planning Commission and the County Board of Commissioners, shall make a specific finding of compliance with each of the following standards:

1. The Special Land Use shall be designed, constructed, operated, and maintained in a manner harmonious with the character of adjacent property and the surrounding area.

Applicants Response - Yes

2. The Special Land Use shall not change the essential character of the surrounding area.

Correct

3. The Special Land Use shall not be detrimental to the health, safety or welfare of persons or property through the excessive production of traffic, noise, smoke, fumes, ground vibration, water runoff, odors, light, glare or other features of the proposed use.

- rules read idle use only - no racing or horseplay

4. The Special Land Use shall not place demands on public services and facilities in excess of current capacity unless planned Improvements have already been scheduled for completion.

First Responders

5. The Special Land Use shall meet the Site Plan review requirements of Part IV of Article XVIII and in particular those of Section 18.8.3 and 18.25.

6. The Special Land Use shall meet the requirements of Section 10.12 specific to that use.

Yes,

10.12.4 Campgrounds and RV Parks: Campgrounds and RV Parks are allowed by

Special Use in AG, RR, and RS1, RS-2, and TR Districts when in conformance with the

TARGET MARKET -

Applicants Assured us talking with the trail committee for safe and legal access from Campground to trails -

as a condition -
site

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following requirements:

A. In RS-1 and RS-2, campgrounds shall be a minimum of 2 acres. In AG, RR, and TR campgrounds shall be a minimum of ten (10) acres. Developments shall comply with the provisions of Act 368 of the Public Acts of 1978, as amended, and with the following:

- 1) Management headquarters, recreational facilities, toilets, showers, laundry facilities and other uses and structures customarily incidental to the operation of a travel trailer park are permitted as accessory uses in the districts in which trailer parks are allowed, provided that:
 - ✓ a) Such establishments and the parking area primarily related to their operations shall not occupy more than ten percent (10%) of the area of the park.
 - ✓ b) Such establishments shall present no visible evidence of their commercial character which would attract customers other than occupants of the park.
- ✓ 2) No space shall be so located that any part intended for occupancy is within one hundred (100) feet for a 10 acre campground, twenty (20) feet for a two acre campground of neighboring structures and is buffered for sound as provided in Section 15.4.
- ✓ 3) In addition to meeting the above requirements the site plan shall be subject to the review and approval of the Health Department.
- ✓ 4) Storage areas for unoccupied travel trailers, motor homes and similar units may be allowed as an accessory use in designated areas.
- ✓ 5) Lighting shall meet the requirements of Section 15.2 and signage shall meet the requirements of Article XVI.

Motion by Jim Lamotte Seconded by Steve Siira to

Approve/Deny the request for a Special Use Permit for a Campground.

If approved, the following conditions be required to be satisfied prior to issuing a zoning permit:

Roll Call Vote:

yes John Parsons, Chair
yes Steve Siira
yes Jim LaMotte
yes Nancy Deforge

yes Barry Koljonen, Vice-Chair
Dan Steck -
yes Sara Heikkila

Jim Vivian abstain

motion -

Public Comment thankyou

Next Keweenaw County Planning Commission Meeting: August 31st at 4:00 PM

Motion to adjourn Jim Lamotte -