

Keweenaw County Zoning Board of Appeals
Public Hearing
July 14, 2022

Keweenaw County Courthouse 4:00 PM

Roll Call: Mark Ahlborn, Chair ✓ Steve Siira, Planning Commission liaison ✓
Marty Faassen, Vice-Chair ✓ Harvey Desnick ✓
Frank Kastelic ✓ Sara Beckley, Alt - ABSENT
Sara Heikkila, Zoning Administrator ✓

Pledge of Allegiance was recited

A quorum is presented, meeting was properly posted.

Approve Agenda - additions F / Marty

Approve minutes from January 13, 2022 and June 6, 2022 Public Hearing.

Guests: CALE POLKINGHORNE
no guest

Open Public Hearing to receive public comment on the variance request for reducing the setback from the highwater mark to 26 feet for a sauna on parcel 42-302-53-000-003. 4:05

Applicant Comment: maintain lake access, trees,

Public Comment – Property Owners within 300 feet

In Support –
In Opposition – none

Written Comments Property Owners within 300 feet read from Chair

In Support – ~~none~~ NO Objection, 1st all
In Opposition – Cindy Kyllonon (Goodman) email

Public Comment from Interested or Affected Persons / Organizations

In Support –
In Opposition – none

Written Comments from Interested or Affected Persons / Organizations read from Chair

In Support – GRANT TOWNSHIP
In Opposition – none

Questions through the Chairman: SARA ASKS IF THERE IS ALREADY A SAUNA

Close Public Hearing

4:23

Section 19.13 FINDINGS OF FACT

The Board of Appeals shall grant no variance or make any determination on an appeal, Ordinance interpretation or other issue requested of it unless the Board records specific findings of fact based directly on the particular evidence presented to it. These findings of fact must support conclusions that the standards imposed by the requirements of this Ordinance have been met.

- A. Strict compliance with the Ordinance would unreasonably prevent the owner from using the property for a permitted purpose, or would render conformity with such restrictions unnecessarily burdensome.

Comments:

Pine trees, Sea wall

Does this support the variance

yes

- B. The problem is due to a unique circumstance of the property.

Comments:

space restrictions, Pine tree

Does this support the variance

yes

- C. The specific conditions relating to the property are not so general or recurrent in nature, in the zoning district, so as to require an amendment to the Zoning Ordinance, instead of a variance.

Comments:

unique

Does this support the variance

yes

- D. The problem was not created by the action of the applicant.

Comment:

no

Does this support the variance

yes

- E. Granting the variance will not cause a substantial adverse effect upon property values in the immediate vicinity, or in the district in which the property of the applicant is located.

Comment:

typical for surrounding area

Does this support the variance

yes

- F. The requested variance will relate only to the property under the control of the applicant.

Comment:

yes

Does this support the variance

yes

G. The non-conforming dimensions of other lands, structures, or buildings in the same zoning district shall not be considered grounds for the issuance of a variance.

Comments:

n/a

Does this support the variance

yes

H. The variance is the minimum variance that will make possible the reasonable use of the land, building, or structure in the zoning district in which it is located.

Comments:

Size ^{not unreasonable} ~~could be reduced~~
but n/a

Does this support the variance

yes

I. That the proposed use of the premises is in accord with the Zoning Ordinance.

Comments:

yes saunas are permitting

Does this support the variance

yes

J. The variance would do substantial justice to the applicant as well as to other property owners in the district.

Comments:

property value ↑

Does this support the variance

yes

K. The granting of the variance will ensure that the spirit of the Ordinance is observed, public safety secured, and substantial justice applied.

Comments:

yes

Does this support the variance

yes

L. The requested variance shall not amend the permitted uses of the zoning district in which it is located.

Comments:

WILL NOT

Does this support the variance

yes

erosion not a problem, 24 is reasonable couldn't be further back

General Procedures and Findings at Public Hearing

Were the proper time limits followed as established in the Ordinance?

- a. Notification of Public Hearing Posted on Website June 23, 2022
- b. Notification of Public Hearing in newspaper June 27, 2022
- c. Property owners within 300 feet were notified by mail on June 24, 2022
- d. Public Hearing held on July 14, 2022

0438 - Steve leaves

Motion by FRANK Seconded by Mark to

Approve Deny the request for a Variance to reduce the setback for a sauna. to 26'

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

Roll Call Vote:

Mark Ahlborn, Chair y

Signature



Steve Siira, Planning Commission liaison A

Signature

Marty Faassen, Vice-Chair y

Signature



Frank Kastelic y

Signature



Harvey Desnick y

Signature



Sara Beckley, Alt A

Signature

ALTS - Sara to ask Margie
LETTER TO BOARD

Meeting schedule update

Motion to Adjourn

Mont/Harvey 5:10