

Keweenaw County Planning Commission  
Public Hearing for Special Land Use / Regular Meeting  
December 5, 2022

Keweenaw County Courthouse 4:00 PM

Roll Call:	John Parsons	Present	Steve Siira	Present
	Barry Koljonen	Present	Dan Steck	Present Zoom
	Jim LaMotte	Absent	Daniel Yoder	Present
	Jim Vivian, Commissioner	Absent	AJ Kern	Present
	Sara Heikkila, Zoning Administrator	Present		

4 Member quorum is Present, meeting was appropriately posted.  
Pledge of Allegiance

Approve Agenda  
Add in STR discussion to Regular Meeting  
Motion (M) to approve Barry / Second (S) Steve

Approve minutes of the Public Hearing and regular meeting on October 31, 2022.  
M to approve Dan Yoder / S Barry  
Table until regular meeting.

Guests: Vern Barber & Pat Coleman, Greg Kingstrom, Harvey Desnick, Kathy Mcevers, Mary Long, Curt Pennela, Ian Sorenson

Public Comment Communications:  
None

**Public Hearing Special Land Use Request → Mount Bohemia Campground Expansion**

Open Public Hearing to receive public comment on the **proposed Special Land Use as a Campground** for parcel 42-3.

Excerpts from the Zoning Ordinance below:

**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:

Vern Barber provided an overview of the application.

Questions from commissioners are being answered regarding WUPHD inspection and camping permit violations.

An average day is 660 skiers.

Questions regarding parking on the public ROW were answered.

Public Comment – Property Owners within 300 feet

In Support – none

In Opposition – none

Written Comments Property Owners within 300 feet read from Chair

In Support – none

In Opposition – none

No Response – 1

Public Comment from Interested or Affected Persons / Organizations

In Support –

In Opposition – Sherriff's department has concerns regarding parking. The concern is there will not be enough parking spaces and it will stress the existing parking situation.

Written Comments from Interested or Affected Persons / Organizations

In Support – none

In Opposition – none

Questions through the Chairman:

None.

Close Public Hearing

M Dan Yoder / S Barry

**BASIS OF DETERMINATION**

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

#### **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 November 17, 2022
  - b. Notification of Public Hearing in newspaper November 17, 2022
  - c. Property owners within 300 feet were notified by mail on November 14, 2022
  - d. Public Hearing held on December 5, 2022
2. **Keweenaw County Planning Commission Discussion:**
  - a. Has the appropriate summary of information relevant been presented?  
→ The Public Hearing was held, and comments were received.  
→ The request from Black Bear, LLC has been presented.  
→ The staff report has been presented.
  - b. Is a summary of all documentary evidence submitted into the record?  
→ Yes.
  - c. What findings were applied with respect to the relevant review standards?  
→

Motion to

Approve the request for a Special Land Use Permit for a Campground

M John / S Steve

If approved, the following conditions apply:

- ➔ Provide a more detailed site plan based on an average ski day prior to the Board of Commissioners meeting on 12/21/22.
- ➔ No artificial lighting will be installed.
- ➔ A sign permit will be obtained prior to installation of any additional signs (if required according to Article XVI of the Ordinance).
- ➔ Provide EGLE/WUPHD approval for updated waste management plan.

- ➔ The Special Land Use Permit will remain valid if the currently proposed plan is in use. Future development by adding campsites and/or accessory structures will require review by the County and may be subject to additional permitting.

Roll Call Vote: **Y** = Yay / **N** = Nay / **A** = Abstain

John Parsons, Chair **Y**  
Barry Koljonen, Vice-Chair **Y**  
Steve Siira **Y**  
Dan Steck **Y**  
Dan Yoder **Y**

### **Regular Planning Commission Meeting**

#### **New Business**

John and Barry attended the BOC meeting in November. STRs were a topic, BOC wants the PC to investigate resident concerns. John will draft a letter to the township supervisors and BOC will follow up.

#### **Unfinished Business**

~ Zoning Ordinance text amendment workshops held on April 22, May 16, June 6, June 28, August 29, and October 29.

Sara is currently working on updating the Ordinance.

#### **Master Plan Update**

Work out a preliminary schedule for current plan review, thoughts on what level of update should be completed, and do we engage a third party.

Sara to reach out to the townships, and WUPDR quote for maps.

- ➔ Zoning Administrator Report

#### **Final Comments**

Next Regular Meeting January 30, 4:00 PM  
M to Adjourn Steve / S John