

Keweenaw County Planning Commission
Public Hearing & Regular Meeting
Minutes August 26, 2014

The Chairman called the meeting to order at the Keweenaw County Courthouse at 6:00 PM.

Roll Call:	Jon Soper, Chairman	John Parsons
	Jim Huovinen, member	Tom Hall, member
	Ray Chase, Commissioner	Ned Huwatschek
	Steve Siira	Ann Gasperich

Members excused Richard Schaefer.

The Pledge of Allegiance was recited.

A moment of silence was held for Frank Stubenrauch.

The agenda was approved with the addition under unfinished business the letter to the representatives. M/S/P Ray/Tom Passed

M/S/P Jim/Steve to approve the minutes of the regular meeting on July 29, 2014

Guests present were Jan Cole, Kathy McEvers & Mary Long.

Public Comment – there was none

New Business

The communications from Grant Township and Staci Gibson were read. The Chairman led the discussion regarding Section 9.2 Nonconforming Lots Subsection A. B. C. & D. He reviewed the provision of 75% compliance for the Zoning Administrator already. He recommended we work on changing the authority of the zoning administrator for these nonconforming lots. A motion was made by John seconded by Tom to change

C. Provided that adequate potable water and proper and safe septic or sewerage disposal can be provided, as determined by the District Health Department, the Zoning Administrator shall permit single lots of record or combinations of single lots of record (those in subsection B above) that are nonconforming because they are substandard in area, width, or depth to be built on without variances provided the requirements for yards, width, depth and area is no less than seventy-five (75%) percent of that required by the terms of this Ordinance.

TO

C. Provided that adequate potable water and proper and safe septic or sewerage disposal can be provided, as determined by the District Health Department, the Zoning Administrator shall permit single lots of record or combinations of single lots of record (those in subsection B above) that are nonconforming because they are substandard in area, width, or depth to be built on without variances provided the requirements for yards, width, depth and area is no less than the average of three lots to the left and three lots to the right of the lot being questions.

Discussion was then held and Tom withdrew his second John withdrew his motion and made the following motion:

C. Provided that adequate potable water and proper and safe septic or sewerage disposal can be provided, as determined by the District Health Department, the Zoning Administrator shall permit single lots of record or combinations of single lots of record (those in subsection B above) that are nonconforming because they are substandard in area, width, or depth to be built on without variances provided the requirements for yards, width, depth and area is no less than the average of neighboring lots to the left and right of the lot in question with a minimum setback of twenty feet (20') from the ordinary high water mark.

Motion by John, seconded by Tom, passed with one abstain, Ray Chase.

Ann mentioned that she has been getting inquiries for multiple family housing, duplexes and MFH's – please be aware of this and it will be on the agenda again next month. MFH is only allowed in R-2. The only location of R-2 is along US 41 South of Mohawk where the Keweenaw Pines is located.

Unfinished Business

The Chairman showed pictures of US 41 into Copper Harbor and the existing four signs were discussed. The question of off premise sign enforcement was reviewed. It will remain on the agenda until next month when all Commissioners will have time to review section 16.

Parking in RR for Tourist Homes & B&B's was discussed. The zoning ordinance requires one 10*20 parking space for each bedroom that is being rented in a B&B.

The Chairman spoke of an April 2012 decision where a District Court Judge upheld the fall zone requirements within the zoning ordinance in Northern Illinois. At this time this agenda item will be removed from the agenda.

Jim H reported on the initial letter to the representatives and recommended a follow up letter that he previously submitted via email to all commissioners. Jon Soper will review and revise if necessary the letter, send it back out to commissioners for suggestions. The letter will then be emailed to our state and federal representatives and congressmen.

The Zoning Administrator's Report was received and will be placed on file. She recommended the Planning Commission review the following items to incorporate into the next zoning amendments for the County Commissioners:

- Table 4-1 Industrial Service Establishments – ie Open Storage as Primary Use...
- Table 4-1 Personal service Establishments – Self Serv Laundromat only B-1, also RS?
- Table 4-1 Tourist Service Establishments include "RC" in all districts?
- 7.26.3 One driveway per parcel

She also stated a home was built by a previous owner had not been finished due to health issues and subsequent death. The family sold the unfinished home. Safety issues were raised because two 'patio' doors were not finished with patio's and both opened directly to the air with a substantial drop to ground. The owner requested two decks 16' depth from the home that would impede on the setback from the ordinary high water mark. The Zoning Administrator told the new home owner, they could build decks not to exceed 10' wide off of the home toward the water without a variance but if they choose to go with 16' it would require a public hearing. Homeowner is in the process of having the 10 foot decks installed.

Public Comment none-

Commission Final Comments

Schedule Next Regular Meeting September 30th 6:00 PM Courthouse

Adjourn Tom Hall