

Keweenaw County Planning Commission
Regular Meeting
Minutes April 28, 2015

The Chair called the meeting to order at 6:30 PM

Roll Call: Jon Soper, Chairman John Parsons, Vice Chair
 Jim Huovinen, member Tom Hall, member
 Ned Huwatschek, member Steve Siira, member
 Richard Schaefer, member Ray Chase, County Commissioner
 Ann Gasperich Zoning Administrator
All present

The Pledge of Allegiance was recited by all.

M/S/Tom/Ray to add wind power to the EDC on the Agenda, Passed

M/S Ray/Steve to approve the minutes of the regular meeting on March 31, passed.

Guests: Jan Cole, Jeffery_____, Michelle Halley, Mary Long

Chairman asked for public comment.

Correspondence

White & Wojda – Ann read the letter regarding vacation rentals out loud.
Unsigned letter – it was determined since there was no signature, the letter would not be read into nor attached to the minutes.

Unfinished Business

Ann continues to work on the Land Use Plan update. She hopes to have an electronic version out to commissioners by Mid May.
Jon established that everyone had a zoning map to review. He went over the list of changes that have been board approved but not entered onto the map. Ann will review any questions. A public hearing is required to adopt any other map corrections.
Owner on Premise vs No owner on Premise rentals -- Jon read the minutes of the ZBA meeting from April 30, 2002 where the planning commission asked the ZBA for a determination. He then read the minutes from the Planning Commission May 28, 2002 minutes that spoke to single family dwellings being used as rental property.
Jon then asked Ann to give a few words to summarize what she has learned in the last month. The committee as a whole then looked to the current ordinance to see where renting is already implied by right with conditions. Richard said with all the words, vacation rental, tourist home, B&B, lets put the tangibles together, owner occupied vs non owner occupied.
There was agreement that a B&B must be owner occupied and it is a home that can rent out bedrooms by the night. A non-owner occupied is when the home is rented out to only one family.

We should be more restrictive in RR and less restrictive in AG and it's allowed in RS.

Jim Huovinen asked for audience participation.

Michelle Halley, an attorney from Marquette spoke on behalf of Jan Cole. She said she thought we are on the right track, the difference is if it is management of room by room rentals or the entire structure, with owner either on or off premise. She gave a few recommendations to add RC to RR under tourist service establishment with a length of stay less than 30 days, also define tourist home as a single family home rented to a single family entity that is not owner occupied and create the terms for the conditions that are appropriate for owner vs non owner occupied.

Kathy McEvers said she agreed with what has been said with the exception of adding RC to RR under Tourist Service Establishments. She believed that change would equate with allowing everything in RR that is allowed in RS and the community of Eagle River already showed it did not want Eagle River to be changed to RS during the public hearing the summer of 2013. She asked if the conditions were going to be essentially the same – Ray Chase said yes, but a public hearing will be required.

Jon Soper thanked all for the discussion.

Wind Power – Jim gave a hand out regarding communications he has had with professionals regarding the possibility of wind energy and a study. After some discussion a motion for Jim to draft a letter to the EDC and the County Board of Commissioners regarding the proposal was made by John and seconded by Ned. Discussion John remarked that Jim has then this project to heart, and he should retain control, Jon called for a vote to prepare a letter, motion passed, Ray Chase abstained. Ned invited Jim to the EDC Meeting on May 6th.

New Business

There was no new business

The Zoning Administrator's Report there was no report

Final Public Comments –

Mark McEvers recalled when the wind farm was brought up years ago there were too many unknowns and the communications weren't forthcoming. Then the project just seemed to go away. It is important that we look to all types of energy including biomass and geothermal as well.

Commission Final Comments – there were no comments.

Schedule Next Regular Meeting May 26, 6:30 PM Courthouse

Motion by Tom Hall to Adjourn