

Keweenaw County Planning Commission
Public Hearing Regular Meeting
Minutes October 31, 2017

The chairman called the meeting to order at 6:03 PM.

Roll Call: Jon Soper, Chair John Parsons, Vice Chair,
Richard Schaefer, Member Tom Hall, Member, excused
Steve Siira, Member Ned Huwatschek, Member
Barry Koljonen, Member Dan Steck, Member
Jim Vivian, absent
Ann Gasperich Zoning Administrator

The 5 Member quorum is present, meeting was appropriately posted.

The Pledge of Allegiance was recited.

The Chairman opened the Public Hearing, provided comments and narrative on the changes to Sections 2.3, 10.12.4, and 18.5.4. He then took public comments and comments from the Commission members; the public hearing was then closed at 6:15.

M/S John/Ned to approve the agenda, passed.

M/S Steve/ Dan to approve the minutes of the Regular Meeting on September 26, 2017, passed.

Guests in the audience were Rick Olson, Mary Long and Mel Jones.

Public Comment – none presented

The proposed changes from the Eagle Harbor Planning Commission were discussed. Some of the proposed changes include changing Resort Residential to R-3, rebuilding on the existing footprint of a non-conforming structure if it is torn down for whatever reason, allowing a guest cottage if the size does not exceed 480 sq. feet, changing the wording on logging.

Unfinished Business

There was none

New Business

John/Barry M/S to recommend the following Planning Commission approved changes to the County Board of Commissioners for their November meeting since there was no negative comments brought to the public meeting:

Section 2.3 DEFINITIONS

Campground: A parcel or tract of land under the control of a person, which has established campsites for ~~five (5) or more~~ 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.

M/S to remove the "five (5) or more." Dan Steck / Barry Koljonen, James Vivian Abstain, Motion passed.

10.12.4 Campgrounds and RV Parks: Campgrounds and RV Parks are allowed by ~~conditional use~~ *Special Use in AG, RR, RS1, RS-2, and TR Districts* when in conformance with the following requirements:

A. ~~Sites shall be a minimum of ten (10) acres,~~ *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 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 campground are permitted as accessory uses in the districts in which campgrounds 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 be restricted in their use ~~primarily~~ to occupants of the park.
- c) 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 acres campground, *twenty (20) feet for a 2 acres* 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.

M/S to accept the changes as presented, including a 2-acre minimum for RS1 and RS2, removing the word primarily in 1b, and changing right with conditions to special use. Jon Soper / Steve Siira, James Vivian Abstain, Motion passed.

18.5.4 Inspections: The Zoning Administrator ~~shall~~ *can* make as many inspections of buildings or premises as necessary in order to properly carry out the enforcement of this Ordinance or any permit, approval, or condition of a permit or approval, or order under this Ordinance. ~~At a minimum the property shall be inspected upon staking for any building, and prior to occupancy~~ **M/S to accept the changes to 18.5.4 Richard Schaefer/Dan Steck, James Vivian Abstain, Motion passed.**

The Commission accepted the Eagle Harbor Township Planning Commission changes without comment and directed the Zoning administrator to place some of them on her administrators report for future discussion.

The zoning administrator's report was discussed, private road table 7.29 will be added to the future agenda items.

Steve gave a short report on the ZBA. They are recommending the Planning Commission review the sign portion of the ordinance.

There were no public comments -

Commission Final Comments – Richard reminded Ann to send out the letter to the current RV owners.

Next regular meeting December 5th, 2017 6:00 PM

M/S John/Ned to Adjourn at 7:25